

December 16, 2015

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303-8960
Alfano.Barbara@epa.gov

Dear Ms. Alfano:

The City of West Palm Beach is pleased to submit the enclosed application to the US EPA Brownfields Program for a FY 2016 Brownfields Cleanup Grant in the amount of \$200,000. This grant will support remediation of hazardous substances contamination at 1400 Henrietta Avenue, West Palm Beach, FL 33401, located in the City's Coleman Park neighborhood. Hazardous substances cleanup is a critical component of the City of West Palm Beach's effort to enhance the human and environmental health of Coleman Park as well as the economic viability of a community farm under development on the Henrietta Avenue property. Moreover, the EPA Cleanup Grant will help to promote positive outcomes including the reduction of blight, provision of new jobs and improved living conditions for all Coleman Park neighborhood residents. This brownfields cleanup project will help the Henrietta Bridge Farm project serve as a community food hub and anchor providing access to fresh produce as well as skills training and employment opportunities.

Required Information	
a. Applicant Identification	City of West Palm Beach 401 West Clematis Street West Palm Beach, Florida 33401
b. Applicant DUNS number	088506683
c. Funding Requested	i) Grant Type – Cleanup ii) Federal Funds Requested - \$200,000 (no cost share waiver requested) iii) Contamination – Hazardous Substances
d. Location	West Palm Beach, Palm Beach County, Florida
e. Property Information	Henrietta Bridge Farm 1400 Henrietta Avenue West Palm Beach, FL 33401
f. Contacts	i) Project Director – Armando Fana Director, Housing and Community Development

	<p>City of West Palm Beach 401 Clematis Street, 3rd Floor West Palm Beach, FL 33401 afana@wpb.org Phone: (561) 822-1250 Fax: (561) 822-1268</p> <p>ii) Chief Executive/Highest Ranking Elected Official – Geraldine Muoio Mayor, City of West Palm Beach 401 Clematis Street, 3rd Floor West Palm Beach, FL 33401 jmuoio@wpb.org (561) 822-1400</p>
g. Date Submitted	December 18, 2015
h. Project Period	Three years
i. Population	102,283
j. Other Factors Checklist	Attached to this letter.

The City of West Palm Beach appreciates the opportunity to apply for FY 2016 EPA Brownfields Cleanup Grant funding to support environmental justice efforts and restoration of economic vitality in the City's Coleman Park neighborhood. If you have any questions, please do not hesitate to contact the persons above.

Sincerely,


Jeri Muoio
Mayor

Transmittal Letter

Appendix 3
Cleanup Other Factors Checklist

Name of Applicant: City of West Palm Beach

Please identify (with an x) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page Number
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less	1-2
Applicant is, or will assist, a federally recognized Indian tribe of United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9-10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	15
Applicant is recipient of an EPA Brownfields Area-Wide Planning grant.	

1. Community Need

a. Targeted Community and Brownfields

Targeted Community Description

The brownfields redevelopment site at 1400 Henrietta Avenue, West Palm Beach, Florida, the focus of this grant proposal, is situated within the Coleman Park neighborhood in the northwest section of the City of West Palm Beach (the City) along the east coast of Florida. The Coleman Park neighborhood was identified in 2014 by the Southeast Florida Brownfields Redevelopment Coalition (SEFBRC or Coalition) as a targeted environmental justice community within the Southeast Brownfields Opportunity Corridor (Opportunity Corridor), a larger brownfields redevelopment corridor. Palm Beach County (the County), Treasure Coast Regional Planning Council (TCRPC), and South Florida Regional Planning Council (SFRPC) are all members of SEFBRC.

The Opportunity Corridor is roughly 45-miles long, encompassing the area between and around the CSX and Florida East Coast (FEC) railroads (approximately 0.5 to 1.0 miles in width). It runs from Riviera Beach in the County to Ft Lauderdale in Broward County at its southern terminus, and includes the downtowns of West Palm Beach, Boynton Beach and Pompano Beach. Early in the twentieth century and still existing in part today, this industrial area included lumber mills, cold storage facilities, laundries, gas stations, automotive repair, junkyards, and railroad yards. Industrial activities were and are adjacent to mobile home parks and low-income neighborhoods such as Coleman Park. The Coalition committed initial assessment resources in 2014 to the City of West Palm Beach to help it conduct Phase I/II Environmental Site Assessment (ESA) activities at this brownfields site to facilitate the development of an urban farm and healthy food initiative project.

Coleman Park is immediately west of the Opportunity Corridor in West Palm Beach. Located along the sand ridge that parallels the entire southeast Florida inland coast (the ridge that Henry Flagler built his railroad directly on or adjacent to), Coleman Park is located between the FEC railway to the east, and the CSX rail line to the west. The north/south neighborhood boundaries are officially between 25th Street and Palm Beach Lakes Boulevard. These boundaries coincide with Census Tract 22. Coleman Park is strategically located in West Palm Beach less than two miles from the center of Downtown, Interstate 95, and the Palm Beach Mall. It is also located within one mile of two community parks (Currie Park on the Intracoastal Waterway and Gaines Park) and within walking distance to Roosevelt Middle, Elementary, and Full Service Schools. Historically, Coleman Park was a neighborhood of African American leaders, professionals, and educators. It had its own schools, businesses, churches, and social activities. As desegregation took hold, middle class African American residents moved out of the neighborhood, and a once vibrant area declined into an environment riddled with drug dealing, violence, and deteriorating properties. Today, with approximately 1,700 residents, less than 25% of homes are homesteaded, and dozens of vacant lots sit dormant.

In 2009, the residents of Coleman Park participated in a number of visioning workshops to develop the Coleman Park Neighborhood Improvements Plan. The neighborhood strategy plan was developed in consultation with local community stakeholders including residents, business owners, property owners, non-profit organizations, religious institutions and other community groups. Over 150 community members, nearly 10% of Coleman Park residents, participated in the planning process by participating in stakeholder interviews, workshops and discussion panels. Their assessment, at the time, was that... "Coleman Park has the potential to become a community that generates revenue for local businesses, jobs for the neighborhoods' residents, and provides affordable goods and services for the neighborhood." There are, however, some challenges to

economic development in this community. The neighborhood has limited access to goods and services for residents. It is a food desert with limited access to grocery stores, the closest being 1.3



miles away. In fact, 85.6% of workers sixteen years and over, according to recent American Community Survey data, must rely on public transportation for access to work, food purchases and doctor visits. The neighborhood has minimal retail options and lacks the critical mass of businesses that provide both the economic stability and vitality of the community. Coleman Park also has a large number of vacant lots and empty buildings contributing to a negative impression on the part of potential investors and would-be residents and perpetuating the cycle of disinvestment and disinterest on the part of new residents, investors and small businesses.

Demographic Information

The Coleman Park neighborhood is distressed, poverty-ridden, underserved and environmentally challenged both in absolute terms and by comparison to the City, Florida and the U.S.

	Coleman Park Neighborhood (Census Tract 22)	West Palm Beach	Florida	U.S.
Population	1,714	102,283	19,361,792	314,107,084 ¹
Unemployment	22.0% ¹	5.2% ²	5.2% ²	5.1% ²
Poverty Rate	52.9%	19.4%	16.3%	11.3 % ¹

Percent Minority	95.8%	36.7%	23.8%	36.7% ¹
Median Household Income	\$16,084	\$44,897	\$46,956	\$53,046 ¹
Aggregate Real Estate Taxes Paid	\$248,700	\$69,622,200	\$11,119,654,600	\$215,774,946,900
Households Receiving Food Stamps with 1 or more people ≥ 60 years old	39.1%	37.4%	33.5%	26.0%
Households Receiving Food Stamps with children < 18 years old	53.7%	45.2%	50.0%	55.5%

¹Data are from the 2009 – 2013 and 2010 - 2014 American Community Survey 5-Year Estimates.

²Data are from the Bureau of Labor Statistics and are available at www.bls.gov.

The community: suffers from an unemployment rate of 22%; has a median household income of \$16,084 compared to \$44,897 in the City; has more than half its population (53%) below the poverty level and 61% of the community's children living below the poverty line; experiences infant mortality rates significantly higher than those in the County; and is located in a food desert. Not only is Coleman Park a low income minority community in terms of its staggering poverty rate, chronically high unemployment rate, and low median household income, it is also challenged by its small population. In fact, since the 2000 Census (2000 to 2015), the neighborhood has seen a steady decline in residents, losing 25.5% of its population while the City has grown by 22.7%. With population decline and an abundance of vacant and dilapidated parcels, including many perceived and real contaminated properties, the community has and will continue to experience a cycle of disinvestment and challenges. Only community stabilization efforts such as this cleanup grant in combination with housing and community development initiatives will help to stabilize and transform this community into a healthy, vibrant and economically self-sufficient community.

Description of Brownfields

The targeted brownfield site is comprised of one parcel of land totaling ± 1.52-acres. Located at 1400 Henrietta Avenue in West Palm Beach, the site generally forms the eastern boundary of the Coleman Park neighborhood. Sanborn Maps show the site was developed with residences as early as 1924. The residences were removed from the site and an apartment complex and restaurant were constructed in the mid-1950s. The apartment complex and restaurant were demolished in the late 1990s. The underutilized, blighted parcel was taken by the County and deeded to the City due to tax lien issues and remained vacant and undeveloped as the site is impacted by anthropogenic sources and surface soils contaminated with polynuclear aromatic hydrocarbons at concentrations in excess of Florida Cleanup Target Levels (CTLs) for residential or industrial land use. However, in 2014, the County, in partnership with the TCRPC and the City began working with Urban Growers Community Economic Development Corporation (Urban Growers CEDC) to redevelop the brownfield site as an urban farm. As a pilot project, the farm is growing vegetables in above-ground pots to avoid planting in contaminated soil. The presence of surface soil contamination, proximity to an active rail line, irregular shape and lien issues have complicated other potential redevelopment opportunities. But, if cleanup is complete, the remaining issues would not hinder the use of the

property as an urban farm. Therefore, this site is a unique and perfect property to create improved health in the community by addressing surface contamination on a vacant lot as well as bringing in a local healthy food option.

The area is riddled with both real and perceived contaminated properties. In a Phase I ESA commissioned by TCRPC for the subject site, at least 11 potentially contaminated properties were discovered in the vicinity of the site and neighborhood. Activities causing contamination in the area included lumber yards, dry cleaners, fueling/service stations, and historic railroads. These historic uses have potentially impacted the soil and groundwater quality of the neighborhood and the subject site. Contaminated sites identified within close proximity to the site include the following:

- National Uniform Services, an industrial laundry company that has had documented contamination for more than 20 years. Assessment and cleanup of this site are not being conducted because the site is within a state cleanup program and it is awaiting funding.
- Keels Service Station, which operated since 1969, is contaminated with petroleum products. This property is also in the state cleanup program pending funding availability.

While no records of contamination were identified on several nearby sites, the operations that occurred prior to the enactment and enforcement of current environmental regulations at these properties could result in undocumented contamination being present in the area. Some of these historic operations in close proximity of the site that have gone unassessed include the following:

- A petroleum refining company that was in operation in the 1950s and 1960s
- Three lumber yards that operated at various time intervals from the 1920s to the 1950s
- A group of dry cleaners confirmed to have operated from the 1950s until the 1980s
- Two auto repair shops from the 1950s and 1960s
- Railroad yard which has housed multiple storage tanks and conducted hazardous waste operations for more than 65 years.

Cumulative Environmental Issues

In addition to the known and perceived contaminated sites, the historic nature of the neighborhood as an urban industrial area since the early 1900s has resulted in numerous land uses that have created environmental degradation of soil and groundwater quality in the area. Non-point sources, such as pollution from fuel refineries, railroad and vehicle exhaust have resulted in the widespread deposition of contaminants in the surface soils of lots throughout the area. The contamination identified on the site is a result of the uncontrolled and ubiquitous deposition of these contaminants. Additionally, the first railroad in Florida (which was constructed in the early 1900s) runs through the neighborhood and adjacent to the site. Historic railroads can be the cause of contamination through exhaust, treated wood, and the application of herbicides. The lack of redevelopment in the area has left little opportunity to address these contamination sources and reduce health impacts from contamination. Because of the historic railroad, there is a history of industrial land uses such as the petroleum refinery, multiple lumberyards, drycleaners and centralized/industrial uniform cleaners, and multiple small shops and repair facilities that handled hazardous and petroleum substances since the early 1900s. These industrial activities were situated within the Coleman Park neighborhood.

b. Impacts on Targeted Community

While the potential health impacts from the above mentioned sites are unknown, it is anticipated that soil and groundwater contamination from a portion of these properties may impact area residents. Compounded by limited opportunities for recreational activities, access to healthy food or

proper healthcare, the sites in Coleman Park present a significant health risk through possible exposure to contamination. The neighborhood is blighted by abandoned properties, some of which were historically used for industrial purposes. This includes the proposed target site on Henrietta Avenue. The targeted site is one of the larger parcels of land in what is now a mostly residential neighborhood. Because of its proximity to the rail line the site is not a good candidate for housing development without significant noise reduction barriers. The site is adjacent to single family and multi-family homes and close to one of the main thoroughfares, Palm Beach Lakes Blvd. The targeted property sat unused and abandoned for decades until the pilot urban farm was established. Due to the environmental concerns the property has not been able to be turned into a true urban farm that can adequately service the surrounding residential neighborhood or become economically sustainable. If the environmental contaminants are not mitigated the site will continue to get minimal use and will continue to negatively impact neighborhood property values.

c. Financial Need

i. Economic Conditions

The City is unable to draw upon other funding sources within its purview to implement the site cleanup at this brownfields site. One of the most flexible sources of funding the City has at its disposal to help with redevelopment and cleanup costs at brownfields sites are tax increment funds (TIF) generated by the City's Community Redevelopment Agency (CRA). The Coleman Park neighborhood is not entitled to TIF funding because it lies outside of the boundaries of the City's existing two community redevelopment areas – Downtown/City Center CRA District and the Northwood/Pleasant City CRA District.

The City is the county seat and metropolitan area of the County, however the City is relatively small in terms of population and land mass. Much of the City's land mass is protected wetlands. The City has many unmet needs such as aging infrastructure, public safety and affordable housing. Over the last five years the City has invested a significant amount of funding for infrastructure improvements, housing and other basic needs within the targeted Coleman Park community. The City does not have additional resources to draw upon to fund all of the mitigation of the targeted site. The targeted neighborhood has faced economic decline for several decades due to various factors including blighted properties, a lack of jobs resulting in residents leaving the neighborhood for employment opportunities, decreased housing values and homeownership rates and increases in crime. Abandoned properties, some with environmental contaminants, have also put downward pressure on the real estate market and discouraged investment.

ii. Economic Effects of Brownfields

As illustrated in the demographic table, the community's small population base, less than 1,800 residents, and its host of dilapidated and vacant real estate coupled with brownfields sites contributes to a cycle of disinvestment which reduces the community's tax base. In 2014, the community was only able to generate \$248,700 in aggregate real estate taxes. The community simply does not have enough resources in its own right to deal with the host of challenging community development issues it faces. The subject parcel is one of the larger empty parcels in the targeted community. It is adjacent to both single family and multi-family homes and less than two blocks from one of the City's main east/west roadways, Palm Beach Lakes Blvd. There is significant ongoing and planned redevelopment in the general proximity of the site including planned multi-family affordable housing, a planned community center, new single family housing by the City and Habitat for Humanity, streetscape improvements and the complete redevelopment of the Dunbar Village Public Housing site. All of these projects are within ½ mile of the subject property.

Having blighted, empty lots has not only reduced the surrounding tax base by depressing property values it has also created disincentives for investments, population flight and increased cost to the City as it deals with costs associated with cleaning up abandoned lots. The targeted site is being negatively impacted by the environmental concerns along with the continued decline of the surrounding neighborhood. An environmental clean-up effort on the site that allows for it to be utilized as a working urban farm combined with economic, employment and educational opportunities will allow for greater investment in the neighborhood and increased density, making the site's use more viable as a fully functioning urban farm and community gathering place.

2. Project Description and Feasibility of Success

a. Project Description

i. Existing Conditions

The City is requesting a \$200,000 US EPA Brownfields Cleanup Grant to support cleanup planning, public outreach and remediation activities for the brownfield site located at 1400 Henrietta Avenue in the Coleman Park neighborhood of West Palm Beach. This is a vacant, irregularly shaped lot that is situated along the FEC railroad on the eastern edge of Coleman Park. This underutilized and contaminated property has many challenges. First and foremost is the presence of contaminated surface soils. No point source of the contamination (polynuclear aromatic hydrocarbons) has been identified, but because of the proposed land use as an urban farm, the City took prudent measures to test the soil and groundwater to evaluate if the historic industrial, urban nature of the property may have resulted in previously undocumented contamination. Contaminants were identified in the surface soils on a site wide basis. Because the property is contaminated, the current urban farm pilot project is limited to planting in pots and community volunteers do not disturb the ground. Not only does the contamination create a potential health concern for growing consumable items, it has created a stigma and community perception problem in this Environmental Justice neighborhood. A second challenge for this property (which makes the proposed land use an excellent fit) is the irregular shape and proximity to an active railroad line. Because the property abuts the railroad, the location is not appropriate for typical noise sensitive uses (like housing) and its irregular shape further limits its marketability. The property has been vacant and underutilized since the previous buildings were demolished in the late 1990s.

There are no structures on the site at this time, but a pilot project of vegetable farming in pots has been initiated. The pilot project has been successful planting on 90 day growing cycles. However, there is concern among Coleman Park residents regarding the negative health impacts of food grown on a contaminated site. The full scale implementation of the urban farm cannot be realized until the contamination at the site is remediated. Following remediation, the urban farm pilot project can be brought to scale and fully implemented, redeveloping the Henrietta Avenue parcel as a community-based farm. The northern portion of the site will be developed with a food forest where fruit trees will be planted. Vegetables such as pumpkin, okra, collards, squash, peppers and tomatoes will be planted beneath shade houses. There will be an educational center where gardening and arborist training will be conducted. This will not just be a garden; it will be a green space and community area where people from the community can come together and work toward a common goal and learn about growing, preparing and enjoying fresh foods.

ii. Proposed Cleanup Plan

In order to reduce and eliminate exposure to contaminated surface soil during activities associated with the urban farm, source removal and implementation of engineering and institutional controls are considered suitable for this site. As indicated in the draft Analysis of Brownfields Cleanup

Alternatives (ABCA), source removal would provide a conservative and effective remedial approach based on the specific conditions and proposed use of the site. In order to prioritize the allocation of funds, source removal will be conducted in those areas where direct exposure to soil during planting activities and growing of vegetables and trees would occur for the proposed farm.

Without this grant, there is no funding available to remediate the surface soils. Without remediation, the land will have limited use and will not be appropriate for garden expansion and the stigma of community farming on a contaminated property will remain. The City and County identified a practical approach to remediate the contamination at this site using this prospective cleanup grant, the matching contributions and confirmed leverage from partners. Based upon this approach, the City determined that the funding would be sufficient to implement the following remedial approach.

This grant will allow the City to conduct confirmatory sampling in the areas where planting is proposed to further confirm the presence and extent of contamination in those areas. Based on the data collected and the nature of the impacts (likely from anthropogenic sources and side wide) it is anticipated that the impacts will be confirmed in each of those locations and will reach a depth of one to two feet. In Florida, contaminated site cleanup rules allow for sites to use a risk-based corrective action (RBCA) approach to remediation and regulatory closure. The rules allow for placement of an engineering control that will prevent exposure to contaminants. Two feet of clean soil or a continuous cover (such as plastic, asphalt or concrete) are the typical engineering controls used. Using this RBCA approach, the City and its environmental consultant will remove up to two feet of contaminated soils within those locations. We will install a continuous reinforced, permeable fabric in those areas at a depth of two feet. The fabric will have a distinct color, such as blue. Two feet of clean soil that would be suitable for planting crops will be placed on top of the colored fabric. The purpose of the fabric is to provide a demarcation between clean, imported soil and the native, existing soils and to prevent roots from growing deeper into that native soil, while allowing drainage. The demarcation will be useful to measure and confirm that sufficient soil depth is in place to prevent exposure and for planting. If contamination is documented in other areas of the site, we will work with the Florida Department of Environmental Protection (FDEP) to ensure that exposure is addressed through the use of other engineering controls. Conditional site closure (allowable by the state cleanup rules) will be sought from the FDEP to assure Coleman Park community members that exposure issues will be resolved and the site will be safe for planting.

b. Task Descriptions and Budget Table

Task Descriptions

TASK 1: Development of a Site-Specific Quality Assurance Project Plan (QAPP) and a Site Health and Safety Plan (HASP) consistent with EPA Region IV QAPP guidelines and FDEP Standard Operating Procedures. A Generic QAPP has already been prepared and approved by EPA under the previous TCRPC US EPA Brownfields Coalition Grant. This task will be accomplished by January 30, 2017. Budget for Task 1: \$4,000. QAPP \$3,000 and HASP \$1,000.

TASK 2: Final Analysis of Brownfields Cleanup Alternatives (ABCA)/FDEP Approved Remedial Action Plan (RAP). This task includes finalizing the draft ABCA and completion of a RAP in compliance with the Florida Contaminated Site Cleanup rule and to document compliance with the FDEP site-specific cleanup target levels for a residential scenario. The RAP will include calculations on the overall extent of proposed surface soil excavation and backfill. These costs will also include coordination with the FDEP for approval of the RAP. A Soil Management Plan (SMP) will be prepared and submitted to FDEP and EPA for review and comment under this task. The

SMP will provide guidance and protocols for handling of contaminated soil during implementation of remedial activities to minimize exposure of workers and residents to contaminants. Approval of the RAP is anticipated to occur by June 30, 2017. Budget for Task 2: \$22,000. ABCA \$6,000; RAP \$10,000 and Soil Management Plan \$6,000.

TASK 3: Remedial Activities. Soil and groundwater sampling will be conducted on a limited basis to confirm previous findings. Remedial activities include the excavation, transportation and disposal of contaminated soil, installation of reinforced, colored fabric and transportation and backfill of clean soil suitable for growing vegetables (i.e. soils with organic material amended with materials that aid in retaining water for root hydration). Cost share activities will include materials such as clean soil and fabrics and labor to place clean fill on the property in the needed locations. The source removal should be completed by August 30, 2017. Budget for Task 3: \$196,000.

TASK 4: Agency Coordination, Community Outreach and Reporting. In Florida, the Contaminated Site Cleanup rule (Chapter 62-780 of the Florida Administrative Code (FAC)) is the regulation under which these activities will be conducted. To ensure that all work is conducted in accordance with this rule, state agency coordination will be conducted throughout the project. An initial meeting will be conducted with FDEP to explain the remedial strategy to seek their concurrence prior to submittal of the RAP. This will help to increase the opportunity for the RAP document to be approved by FDEP without substantive comment. It is anticipated that a conditional closure will be sought due to the potential presence of residual impacted soils in areas that will be undisturbed and covered with impervious surfaces (asphalt, buildings, etc.). The Restrictive Covenant and SRCO documentation will be prepared by December 31, 2017.

This task also includes completing EPA quarterly reports, MBE/WBE forms, EPA property profile form/ACRES data entry, and other activities necessary to maintain compliance with EPA cooperative agreement terms and conditions. Sub-tasks include the development of a cleanup-specific Community Involvement Plan and conducting additional community engagement activities. This task is budgeted to include dissemination of information and community and stakeholders feedback regarding the ABCA/RAP; conducting two educational community meetings on the benefits of the project; public education regarding planned cleanup activities and reuse of the site; and development any collateral printed materials. Budget for Task 4: \$18,000.

Budget Table

Allocation of EPA grant funds and cost share to the specific tasks described above is presented below. The City requests \$200,000 in EPA Hazardous Substance cleanup funds and will provide a 20% cost share match from a combination of in-kind services, labor and materials. This local cost share match may stretch across all the tasks of this cleanup grant.

Budget Categories	Task 1	Task 2	Task 3	Task 4	Total
Personnel & Fringe Benefits	\$1,000	\$2,000	\$5,000	\$12,000	\$20,000
Travel	\$0	\$0	\$1,000	\$2,000	\$3,000
Supplies	\$0	\$0	\$1,000	\$2,000	\$3,000

Contractual	\$3,000	\$20,000	\$175,000	\$2,000	\$200,000
Other (Materials for remedial activities)	\$0	\$0	\$14,000	\$0	\$14,000
<i>Total Federal Funding</i>	<i>\$3,000</i>	<i>\$20,000</i>	<i>\$175,000</i>	<i>\$2,000</i>	<i>\$200,000</i>
<i>Cost Share</i>	<i>\$1,000</i>	<i>\$2,000</i>	<i>\$21,000</i>	<i>\$16,000</i>	<i>\$40,000</i>
Total Budget	\$4,000	\$22,000	\$196,000	\$18,000	\$240,000

c. Ability to Leverage

The City will leverage the grant funding from both internal and external sources. The City has already contributed resources to the targeted site through City water meter connections and charging Urban Growers CEDC a nominal annual lease for the site for the purposes of piloting an urban farm concept. In addition, the City has planned economic redevelopment investments in the surrounding neighborhood including: partnering with the Urban League of Palm Beach County on a phased multi-family affordable housing site one block from the target site; redevelopment of City-owned property adjacent to the site; a planned community center and neighborhood health clinic both of which would sit less than a quarter of a mile from the target site; a proposed pocket park underneath the Palm Beach Lakes Blvd bridge; and street and sidewalk infrastructure improvements within walking distance of the project site.

The City is also pledging additional resources that would help with the revitalization of the site including Community Development Block Grant (CDBG) funding that would be used to help offset the clean-up effort and other future allocations of local capital funding that would improve the site and surrounding area's infrastructure. Private organizations, such as Habitat for Humanity, the Urban League and the West Palm Beach Housing Authority have also pledged support to leverage funds to help with the revitalization effort.

Beyond the City's leveraging commitments, a number of community-based project partners have committed a combined \$128,938 to the redevelopment of the project:

Organization	Description	Amount
City of West Palm Beach	Water Meter Installation	\$6,438.00
City of West Palm Beach	Electronic, TV & Radio Media Outreach	\$25,000.00
City of West Palm Beach	Farm Grand Opening Incentives	\$2,000.00
City of West Palm Beach	Energy & Water Conservation Kits	\$7,500.00
Habitat for Humanity of Palm Beach County	General Operating Support for Farm	\$3,000.00
Quantum Foundation	General Operating Support for Farm	\$5,000.00
Treasure Coast Regional Planning Council	Public Outreach & Planning	\$10,000.00
Urban Growers CEDC	Seed Capital & General Operating Support for Farm	\$50,000.00
Urban League of Palm Beach County	Public Outreach & Communications	\$10,000.00

West Palm Beach Housing Authority	Public Outreach & Marketing, Redevelopment Assistance, Workspace & Office Equipment	\$10,000.00
Total Leverage		\$128,938.00

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress

The City has a broad and project-specific approach for engaging the community and relevant stakeholders in the planning and implementation of this brownfield redevelopment project and redevelopment in the Coleman Park neighborhood. Broadly, the City is engaging the community and forming partnerships in the areas of housing, health/wellness and education through its involvement in the Purpose Built Communities initiative (<http://purposebuiltcommunities.org>). This initiative provides an opportunity to engage various stakeholders in numerous fields of interest for the common goal of community redevelopment. The City is actively engaged in this initiative, which includes the targeted community and surrounding communities. Outreach forums, which are being held regularly, will allow for expanded opportunities to engage the community on the clean-up and revitalization effort for the target site.

Project specifically, the City will provide ongoing opportunities for the community's citizens to provide feedback on the proposed clean-up and redevelopment of the site and surrounding neighborhood. The City held two public meetings regarding the proposed project: on December 7, 2015 and December 10, 2015. A copy of the draft grant proposal, including the Analysis of Brownfield Cleanup Alternatives (ABCA), was made available through the City's website and at the City Hall facility for public comment. Notification of such was advertised in the newspaper with the largest local circulation, the Palm Beach Post. At the December 7, 2015 City Commission public meeting, the item was presented and available for public comment. No comments were provided to the City at this meeting. At the December 10, 2015 Coleman Park Neighborhood Association meeting, a PowerPoint presentation was made regarding the project. Attendees completed comment cards; participated in a question and answer session, and contributed to a general discussion regarding the proposed project. Attendees also offered suggestions on how to increase volunteer participation at the urban farm and community access to produce grown at the farm.

Finally, the City will engage the community in several other forums. The Coleman Park Neighborhood Association, which covers the project site, will assist with outreach efforts and will include the site's clean-up and redevelopment on its meeting agenda. In addition the City holds a monthly Coleman Park taskforce meeting that is open to the public where the site's clean-up and redevelopment efforts will be discussed. The taskforce meeting is attended by the City Mayor and other senior officials to discuss issues and progress in the Coleman Park neighborhood.

b. Partnerships with Government Agencies

The City's engagement on this project was initiated several years ago. The City collaborated with the TCRPC and its Brownfields Coalition when the initial Phase I/II ESA and site specific QAPP was prepared for the site in anticipation of the future urban farm. The site was folded into a broader initiative of the Brownfield coalition partners as they expanded to a seven county collaborative through the Seven50 initiative (<http://seven50.org>). Seven50 ("seven counties, 50 years") is a plan for growing a more prosperous, more desirable Southeast Florida during the next 50 years and

beyond. Seven50 was made possible by a grant from the US Department of Housing & Urban Development's Sustainable Communities Initiative. The plan was developed to help ensure a vibrant and resilient economy, and stewardship of the fragile ecosystem in what is quickly becoming one of the world's most important mega-regions. Brownfields is one of the components to be addressed under this initiative.

c. Partnerships with Community Organizations

This project brings together a unique partnership of government and non-profit organizations that have committed to this healthy food urban farming project. Existing partnerships with the Coleman Park cleanup grant proposal project include:

Partner Name	Organization Description	Role Pledged
City of West Palm Beach	Government entity	Outreach & marketing; Redevelopment site identification & selection; Advisory Board member
Florida Brownfields Association	Nonprofit service organization advancing cleanup& redevelopment of brownfields	Technical assistance; Outreach & marketing; Advisory Board member
Palm Beach County	Government entity	Assistance with sustainability-related decision making & implementation of efforts to make the community more resilient
Purpose Built Communities	Nonprofit consulting firm helping transform struggling neighborhoods & bringing together the components needed for community revitalization	Consulting assistance with the identification & assessment of strategies & tactics to sustainably revitalize the brownfield property
Smart Growth Partnership	Nonprofit collaborative promoting livable, sustainable & green communities	Technical assistance regarding incorporating sustainability & smart growth principles into site redevelopment; Redevelopment site identification & selection; Advisory Board member
Urban Growers CEDC	Nonprofit community economic development agency improving quality of the neighborhoods of Coleman Park & Pleasant City	Outreach & marketing through social media & community meetings; Redevelopment site identification & selection; Planting and farming of site (post-clean up)
Urban League of Palm Beach County	Nonprofit service provider & advocacy organization assisting African American & other minorities obtain social & economic equality	Outreach & marketing through social media and membership

West Palm Beach Housing Authority	Government entity providing safe & affordable public housing as well as access to programs that assist individuals & families transition to greater financial security	Outreach & marketing through Resident Council meeting & membership; Redevelopment & site identification & selection; Provider of workspace & office equipment
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Letters of Commitment

Letters of commitment from the supporting organizations are attached in Appendix C.

4. Project Benefits

The Urban Growers Community Farm is being developed with the mission of providing a platform to stimulate and grow community pride, economic opportunity and a culture of healthy lifestyles for Coleman Park and nearby residents. Not only will the farm provide access to healthy foods, it will function as an economic development tool and community gathering place. The farm will showcase locally grown products, demonstrate community pride and provide a safe place for residents to gather, create, share, play and learn. In addition to the farm activities, the following will help to make the farm a sustainable and successful program with far reaching community benefits:

- The farm will grow vegetables and fruits that will provide healthy foods to residents.
- Educational forums, focused on growing vegetables and plants/trees and healthy lifestyles, will be offered to the community.
- A green market will welcome value added products (e.g. locally produced prepared foods and artisan jewelry) that fit the healthy lifestyle criteria set forth by the Urban Growers team and further enhance cultural pride.
- Individuals who live in adjacent communities will be trained and employed at the growing center. Veterans and former offenders will be sought for employment opportunities.
- Full-scale implementation of the farm will provide a place for outdoor physical activity and learning for all ages. The farm will also provide the venue and mechanism for the community to share in intergenerational knowledge.

This farm will transform the blighted, unutilized contaminated property into a preserve of green space, and a catalyst for economic opportunity, personal growth, education and local pride.

a. Health and/or Welfare and Environmental Benefits

i. Health and/or Welfare Benefits

This project will remove the contaminated soils existing on an undeveloped parcel of land. Although the City has fenced the property and is thereby minimizing community exposure to the contaminants identified in the surface soils at the site, implementing the proposed cleanup activity will eliminate the exposure pathway for residents and urban farmers. Ultimately, the property will provide the community access to and education about healthy food choices and lifestyles.

ii. Environmental Benefits

This cleanup will provide three distinct environmental benefits to the community: 1) Removal of the exposure pathway to contamination making it safe for volunteers and farmers to work with the soil; 2) Eliminating the possibility of plant contamination uptake by preventing crop planting in contaminated soil; and 3) Changing the negative perception of the community that they have been provided contaminated property for their community farming, education and recreational activities.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**i. Policies, Planning, or Other Tools**

The City's five year Consolidated Plan (2015-2020) lists the Coleman Park neighborhood as a target area where housing, infrastructure improvements, economic development initiatives and community services come together to provide enhanced opportunities for sustainable neighborhood growth. The addition of dozens of single family owner occupied units along with the redevelopment of the existing public housing site and planned multi-family mixed income housing developments will significantly increase the neighborhood's density, thus providing an engine for the site's growth as an Urban Farm and neighborhood focal point. The Coleman Park Master Plan, approved by the City Commission in 2009, is another guiding document that includes sustainable approaches that will improve residents' access to green space and healthy and affordable food.

ii. Integrating Equitable Development or Livability Principles

Smart Growth, sustainability and livability principles applicable to this project include:

- Access to healthy foods: The main goal of full implementation of the pilot urban farm.
- Reduced fuel consumption: By establishing a local food source, community members can walk to or have reduced driving distances to healthy food choices.
- Brownfields and Redevelopment: This project will redevelop a blighted Brownfield site.
- Acres to parks and open space: This site will provide new green and open space.
- Water consumption: Drip irrigation/shade houses will reduce water consumption.
- Climate Change: Planting trees will provide ecological benefits to mitigate the effects of climate change including carbon sequestration and the reduction of the heat island effect.

c. Economic and Community Benefits (long-term benefits)**i. Economic or Other Benefits**

The implementation of this grant will lead to both economic and non-economic outcomes and benefits that will help to anchor the Coleman Park community. This urban farm project will provide much-needed entrepreneurial opportunities for unemployed and underemployed residents to develop livelihoods in value-added food production and urban farming. The urban farm project also envisions employing at build-out a market manager, master gardener, finance manager and marketing manager. The non-economic benefits of the project encompass creation of open space and the urban farm itself which will provide community residents access to healthy fruits and vegetables to counter the limited access to healthy foods which the community currently faces. Redevelopment of the site will also buffer the community at its western boundary from the noise from the adjacent FEC Railway line. The City is also examining utilizing a portion of the site as an urban tree farm for the City's canopy expansion program through the Office of Sustainability. Educational workshops for youth and residents on healthy eating and wellness are also planned for the site. Finally, the building of a planned community center less than a quarter of a mile from the site will allow for additional educational and wellness-centered community outreach opportunities.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

Employment opportunities may include individuals hired to work the urban farm as demand expands. A City-run urban tree farm is another consideration that could bring job opportunities. The Urban League of Palm Beach County, Habitat for Humanity and the City's Vickers House Community Center would provide youth and adult education and training opportunities related to wellness. The City is also exploring more formal job training and educational opportunities with Palm Beach Atlantic University to provide hands-on horticulture experience at the urban farm.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The City will partner with the County Department of Economic Sustainability (DES) to manage and administer the grant if awarded. DES currently manages an EPA-funded Revolving Loan Fund for cleanup and has the requisite experience and capacity to assist the City in managing and implementing the grant. The City and its partner agencies can implement the grant and complete the project with the current capacity that is in place. The City previously obtained two EPA grants for water management in 2000 and wetlands reclamation in 1997. Both projects were implemented and completed successfully.

The City has internal structures in place to assure timely expenditure and utilization of funding. The City is a recipient of annual federal and state grants including HUD CDBG, HOME and HOPWA funding and many non-recurring grants from various federal and state agencies. The City has three staff members within its Finance Department who are solely dedicated to tracking and accounting for external funding sources. The City also draws upon expertise in several other departments that would be involved with the grant implementation and tracking including Procurement, Planning, Zoning, Engineering and Housing and Community Development Departments. The Project Manager, Armando Fauna, is the City's Director of Housing and Community Development. In that role he is responsible for the oversight of funding and programs that provide workforce housing, community and economic development programs and social services to City of West Palm Beach residents. His experience with social service issues in South Florida span over 15 years. He previously was the Program Manager for the Broward County Workforce Development Board and the Field Director for the Department of Housing and Urban Development (HUD), responsible for oversight of HUD programs within the 10 southernmost Florida counties.

For implementation the City is partnering with the County Department of Economic Sustainability (DES). DES has extensive experience managing federal/state grants, including those for environmental restoration, economic development, infrastructure provision, community development and the coordination of land use and transportation planning. DES's capable team, experienced in managing federal and state-funded projects, includes:

- Greg Vaday: DES Principal Planner. Mr. Vaday manages the County's EPA-funded Brownfields Revolving Loan Fund Program. From 2003-2014, as TCRPC's Economic Development Coordinator, he managed TCRPC's Brownfields Program, securing and successfully managing assessment and cleanup grants totaling \$4.35 million.
- Carol Thompson: DES Special Projects Manager. Ms. Thompson will provide overall project direction and coordinate outreach and redevelopment funding efforts.

b. Audit Findings

The City's ability to maintain consistency in the development and implementation of some programmatic aspects under its Housing and Community Development programs was affected as a result of staff turnover and limited resources. Correspondingly, the City was found to have the following weaknesses in the administration of its grant programs in accordance with applicable Federal and State requirements:

- Lack of adequate internal controls over compliance of timely commitments and expenditures as required by the granting agency;
- Non-compliance sub recipient monitoring requirements; and
- Non-compliance with the Federal and State program's reporting requirements.

In order to address the findings, the City took immediate actions to correct the observations and has worked diligently to comply with the objectives under all grant programs. The City hired a new Director of Housing and Community Development with extensive grant management experience and has filled several vacant positions. The City now has adequate staffing levels for the oversight of grants management which includes enforcement of contracts, timely expenditures of grant funds, and programmatic compliance. The City has established and implemented the following controls and/or policies to ensure it properly administers its programs in accordance with applicable regulations:

- Periodic monitoring and evaluation, not less than annually, that determines program and financial performance, and regulatory compliance;
- Procedures to ensure that future funds are committed by the required deadline; and
- Structured financial management practices that deliver accurate, transparent, and efficient financial operations.

c. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The City does not currently nor has ever received an EPA Brownfields Grant but has received other EPA grants as described below. This cleanup grant proposal is the first EPA Brownfields Grant the City is pursuing. The City has however, gained experience on Brownfields grants as a subgrantee to the TCRPC for the previously mentioned Brownfields Assessment Grants.

1. Purpose and Accomplishments: The City successfully implemented and completed EPA grants for water management (2000) and wetlands reclamation (1998).
2. Compliance with Grant Requirements: In 2000 the City entered into Cooperative Agreement with EPA for a \$1,000,000 Renaissance Project Water Management planning project. The project was successfully completed on time in 2005, allowing for increased water reuse capacity. In 1997, the City entered into Cooperative Agreement with EPA for a \$9,860,100 Advance Wastewater Treatment Constructed Wetlands project. The project was successfully completed in 2005.

V.C. Other Factors

The City of West Palm Beach qualifies for three other factors:

- The Coleman Park target community is a “micro” community of less than 1,800 residents;
- The applicant has demonstrated firm leveraging commitments totaling over \$128,000 (Attachment D); and
- The applicant is a core partner of the HUD-DOT-EPA Partnership for Sustainable Communities grant (Attachment I).

Proposal Attachment A – Threshold Criteria

1. Applicant Eligibility

a. Eligible Entity: The City of West Palm Beach is eligible to apply for the EPA Brownfields Cleanup Grant because it is a local unit of government under 2 CFR 200.64.

b. Site Ownership: The City of West Palm Beach affirms that it is the sole owner of the site that is the subject of its cleanup grant proposal as of December 18, 2015. The City further affirms that it will retain ownership of the site throughout the period of performance of the grant.

2. Letter from the State or Tribal Environmental Authority: See Proposal Attachment B.

3. Site Eligibility and Property Ownership Eligibility

Site Eligibility

a. Basic Site Information: *Identify: (a) the name of the site; (b) the address of the site, including zip code; (c) the current owner of the site; and (d) if you are not the current owner, the date you plan to acquire ownership of the site (required for cleanup grants).*

Site Name: Henrietta Bridge Farm Project Site
Address: 1400 Henrietta Avenue, West Palm Beach, Florida 33401
Site Owner: City of West Palm Beach

b. Status and History of Contamination at the Site

(a) Identify whether this site is contaminated by petroleum or hazardous substances

The Site is contaminated by polynuclear aromatic hydrocarbons (PAHs), which are listed as contaminants that can be addressed using brownfields hazardous substances funding.

(b) Identify the operational history and current use(s) of the site

The Site is comprised of one parcel of land totaling \pm 1.52-acres and is currently undeveloped, but is being used by Urban Growers Community Economic Development Corporation as a pilot urban farm. The farm is growing vegetables in aboveground pots to avoid planting in contaminated soil. Sanborn Maps show the site was developed with residences as early as 1924. The residences were removed from the Site and an apartment complex and restaurant were constructed at the Site in the mid-1950s. The apartment complex and restaurant were removed from the Site in the late 1990s. The Site has remained vacant and undeveloped until 2014 when the farming activities began.

(c) Identify environmental concerns, if known, at the site

Soil and groundwater testing revealed the presence of contaminants of concern (COCs) at the Site. The COCs that were documented in the groundwater were chloroform, phenols and metals. These detections were below groundwater target levels and therefore not considered to be contamination. However, based on the low level detection of multiple COCs in the groundwater, a conservative approach would be to not use groundwater for irrigation.

Soil testing revealed the presence of benzo(a)pyrene compounds (BaPs) above state cleanup target levels. No indication of discharges, spills or environmental incidents were identified during the Phase I ESA that would explain the presence of BaPs in the soil at the Site. BaPs are petroleum-

Proposal Attachment A – Threshold Criteria

derived contaminants commonly encountered in urban areas resulting from anthropogenic sources. Based on the results of this assessment, it was recommended that the onsite soil not be used for planting vegetables.

Through this grant proposal we are requesting \$200,000 in funding to address the contaminants at the property that are making this underutilized site inappropriate for planting vegetables. Removing exposure to contaminated soils will allow anyone to participate in the vegetable and tree planting activities without restrictions and ensure that the vegetables are not in contact with contaminants. The business plan prepared by Urban Growers Community Farm assumes that they will have access to planting vegetables and trees and unrestricted access to the Site. Their vision, which will be dependent upon remediating the Site, is articulated below:

- Grow fresh produce for consumption by residents living in West Palm Beach's urban community;
- Provide access to healthy food through Urban Growers Henrietta Bridge Farm & Community Garden, Henrietta Green Market and Rosemary Green Market at Cityside Suites.
- Provide access to a healthy lifestyle through healthy activities, food options, cultural programming, local artisan value added products, and lifestyle activities;
- Provide equal access to healthy foods through installation of EBT card (scrip system) to process purchases using the USDA's Supplemental Nutrition Assistance Program (SNAP);
- Create economic opportunity for those who live in the surrounding communities through activities at Urban Grower/Henrietta Bridge Farm and Henrietta Green Market, including incubating new entrepreneurs participating as artists and food processors;
- Create an economic model that the City will share, grow and benefit from;
- Create a social gathering place for the community and encourage the sharing of intergenerational knowledge;
- Encourage physical activity for all age groups; and
- Improve local environment by preserving and growing green space and encourage people to act as local stewards.

(d) Identify how the site became contaminated, and to the extent possible, describe the nature and extent of the contamination

E Sciences performed a Phase I ESA of the Site in conformance with the ASTM International Practice E 1527-13 scope and limitations under a Brownfields Coalition Assessment Grant with Treasure Coast Regional Planning Council. This assessment revealed indications of potentially contaminated properties within the site vicinity that were believed to have had the potential to impact the groundwater quality of the Site. Numerous and varied historical activities in the vicinity of the Site which are commonly associated with contamination have occurred historically in close proximity to the Site. These facilities largely operated prior to the existence and enforcement of current environmental regulations and therefore the presence of contamination could be undetected. Therefore, the historic industrial nature of the area was considered to be a recognized environmental condition (REC). Historical facilities identified included lumber yards, dry cleaners, gasoline filling stations, auto repair shops, and railway maintenance facilities. A Phase II ESA was recommended to evaluate the possibility of contamination having migrated on to the Site from an off-site source.

Proposal Attachment A – Threshold Criteria

E Sciences conducted a Phase II Environmental Site Assessment (ESA) to evaluate the presence or absence of contamination associated with RECs identified during the Phase I ESA. The Phase II ESA sampling activities and laboratory analysis conducted were based on the nature of the offsite activities and the COCs associated with those activities. Groundwater and soil sampling and analysis were conducted as part of this Phase II ESA.

Chromium, copper, nickel, zinc, phenols and chloroform were detected in the shallow aquifer (14 to 18 feet below land surface). While the metals and chloroform detected were well below the state cleanup target levels, phenol was detected at the site in each location at a concentration equal to the cleanup target level. From a regulatory standpoint, this does not trigger the need for remediation, but from a conservative standpoint, it is recommended that the groundwater not be used for irrigation of the vegetables without additional assessment.

Soils were determined to be impacted with benzo(a)pyrene in the upper one foot depth interval. Incremental sampling methodology was implemented during the Phase II ESA to reduce the variability of soil sampling results, so the impacts are considered to be site-wide.

c. Sites Ineligible for Funding: The City of West Palm Beach affirms that the site is: (a) not listed or proposed for listing on the National Priorities List; (b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and (c) not subject to the jurisdiction, custody, or control of the United States government.

d. Sites Requiring a Property-Specific Determination: The subject site does not require a property-specific determination in order to be eligible for funding.

e. Environmental Assessment Required for Cleanup Proposals: A written ASTM E1903-11 or equivalent Phase II site assessment report was completed on June 30, 2014 by E Sciences.

Property Ownership Eligibility – Hazardous Substance Sites

f. CERCLA §107 Liability: The City of West Palm Beach affirms that it is not potentially liable for contamination at the site under CERCLA §107. The City further affirms that it was not a current owner or operator of a facility, an owner or operator of a facility at the time of disposal of a hazardous substance, a party that arranged for the treatment or disposal of hazardous substances, or a party that accepted hazardous substances for transport to disposal or treatment facilities at the site) and is eligible CERCLA liability protections or defenses as a local government entity that acquired the property involuntarily through tax delinquency.

g. Enforcement or Other Actions: The City of West Palm Beach is not aware of any ongoing or anticipated environmental enforcement, environmental liens or other actions related to this brownfields site.

h. Information on Liability and Defenses/Protections

(i) *Information on the Property Acquisition*

Proposal Attachment A – Threshold Criteria

1. The subject site was conveyed to the City of West Palm Beach on July 11, 2006 by Palm Beach County under the authority of Florida Statutes Section 197.592(3) which states that under certain conditions, the County is to convey to municipalities in which they are located, properties acquired by the County for delinquent taxes.
2. The subject site was conveyed to the City of West Palm Beach by Palm Beach County Deed dated July 11, 2006.
3. The site is owned fee simple.
4. Palm Beach County conveyed the property to the City of West Palm Beach through a County Deed.
5. The City of West Palm Beach affirms that it has no familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators (or other potentially responsible parties) of the property (including the person or entity from which it acquired the property).

(ii) Timing and/or Contribution Toward Hazardous Substances Disposal

The City of West Palm Beach was deeded the property in 2006. The contaminants detected on-site are attributed to the urban and historically industrial nature of the area, not as a result of disposal or release of hazardous substances. All contamination occurred prior to the City's acquisition of the subject site. The City did not cause or contribute to any release of hazardous substances at the site. The City also affirms that it did not at any time arrange for the disposal of hazardous substances at the Site, or transportation of hazardous substances to the site.

(iii) Pre-Purchase Inquiry

The subject site was conveyed to the City of West Palm Beach on July 11, 2006 by Palm Beach County under the authority of Florida Statutes Section 197.592(3) which states that under certain conditions, the County is to convey to municipalities in which they are located, properties acquired by the County for delinquent taxes. Because this was an involuntary conveyance of the property to the City, they did not conduct an AAI investigation or Phase I ESA. However, once the City identified a viable user and associated land use, it sought the opportunity to conduct Phase I and II ESAs under a Treasure Coast Regional Planning Council (TCRPC) Brownfields Coalition grant.

1. The types of site assessments performed (e.g., ASTM Phase I), the dates of each assessment, and the entity for which they were performed (state whether the assessment was performed specifically for you, or if not, the name of the party that had the assessment performed and that party's relationship to you).

E Sciences, Incorporated conducted a Phase I ESA in accordance with ASTM E1527-13 and the EPA AAI rule. The findings were documented in Phase I ESA Report dated February 3, 2014. While no RECs were identified in the Phase I ESA, because of the nature of the proposed land use (growing vegetables), the City requested that a Phase II ESA be conducted. Through the TCRPC grant, E Sciences, Incorporated conducted a Phase II ESA of the property as documented in their report dated June 30, 2014.

It is important to note that the detection of hazardous substances at the subject site during the Phase II is not attributed to a "release" or "discharge" of hazardous substances. Rather, it is a result

Proposal Attachment A – Threshold Criteria

of the impact of anthropogenic sources of contaminants associated with historic and urban land use of the area. There was no documentation of a particular activity identified during the course of the Phase I ESA that supports any other conclusion. On a similar site also assessed under this same grant (West Palm Beach Former City Hall), a similar condition was identified. The FDEP agreed that the detection of these anthropogenic sources without a release would not be subject to active remediation. In lieu, the FDEP is requiring soil management planning as part of redevelopment to ensure that provisions for health and safety and proper soil disposal/reuse is incorporated into future development. This is a relevant comparison and indicates that the detections of the contaminants on this site would not be expected to trigger CERCLA liability for the City. However, remediation is necessary to eliminate the exposure to contamination regardless of the lack of documented release or discharge.

2. Who performed the AAI investigation or Phase I environmental site assessments and identify his/ her qualifications to perform such work.

The Phase I and II ESA were conducted by one of the TCRPC consultants, E Sciences, Incorporated. This consultant was pre-qualified to conduct this type of work through the TCRPC's request for qualifications consultant selection process. The actual staff who conducted the work are Florida licensed Professional Engineers with four, eight and 26 years of experience conducting these types of services in the same locale.

3. If your original AAI investigation or Phase I environmental site assessment was conducted more than 180 days prior to the date you acquired the property, affirm that you conducted the appropriate updates in the original assessment within 180 days prior to your acquisition of the property in order to take advantage of the bona fide prospective purchaser, innocent landowner, or contiguous property owner provision.

The subject parcel was escheated to Palm Beach County via tax deed in August 2005 for failure to pay taxes. The parcel was conveyed to the City of West Palm Beach under the provisions of Florida Statutes Section 197.592(3) which states that under certain conditions, the County is to convey to municipalities in which they are located, in this case West Palm Beach, properties acquired by the County for delinquent taxes. Staff at the County's Property and Real Estate Management Division, responsible for conveying the parcel to the City indicated they did not believe that any "pre-escheatment" due-diligence was performed or would have been conducted in advance of the parcels escheatment, or during the short County ownership interim period. Moreover, because the subject property was conveyed to the City of West Palm Beach on an involuntary basis the City did not have the time or opportunity to have conducted any pre-purchase inquiries normally associated with innocent landowner or bona fide prospective purchaser liability protections prior to acquiring the property.

(iv) Post-Acquisition Uses

From the time the City of West Palm Beach acquired the site involuntarily in 2006, no uses have been actualized on the site until Urban Growers CEDC negotiated a lease for the site in 2013. Since signing the lease, Urban Growers CEDC has initiated activities to develop an urban farm and community garden on the subject site, including installing a fence around a portion of the site, securing access through a gate, initiating planting of fruits and vegetables in above-ground planters and securing water from the City of West Palm Beach.

Proposal Attachment A – Threshold Criteria

(v) *Continuing Obligations. Describe in detail the specific appropriate care that you exercised with respect to hazardous substances found at the site:*

1. *Reasonable steps taken to stop any continuing releases*

Once the City became knowledgeable about the condition of the subject site, it determined that there was no continuing source of contamination on-site, so no action was necessary to stop any continuing releases.

2. *Reasonable steps taken to prevent any threatened future release*

The City does not store any hazardous substances, petroleum products or containers of any type on this site, therefore, the City determined that there was no threat of future releases at this site.

3. *Reasonable steps taken to prevent or limit exposure to any previously released hazardous substance*

In order to prevent or limit exposure to any detected hazardous substances (there was no documented release) the City elected to take a conservative approach to have the land tested in the absence of a documented source because the future land use included growing vegetables in the soils. Once the hazardous substances were detected, the City took measures to prevent any use of the soil or groundwater for farming to limit potential exposure.

Please confirm your commitment to:

1. *Comply with all land-use restrictions and institutional controls*

The City commits to comply with all land-use restrictions and institutional controls.

2. *Assist and cooperate with those performing the cleanup and provide access to the property*

The City confirms its commitment to assist and cooperate with those performing the cleanup and provide them with unhindered access to the property.

3. *Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property*

The City commits to comply with all information requests and administrative subpoenas that have or may be issued in connection with the property.

4. *Provide all legally required notices.*

The City Commits to providing all legally required notices.

i. Property Ownership Eligibility - Petroleum Sites: This grant application in seeking funding for hazardous substances, therefore, this section does not apply.

4. Cleanup Authority and Oversight Structure

a. *Describe how you will oversee the cleanup at the site.*

The City of West Palm Beach will enter into a voluntary Brownfield Site Rehabilitation Agreement (BSRA) under the Florida Brownfields Redevelopment Act, Chapter 376.77-376.85, Florida Statutes, with the FDEP. This voluntary agreement provides the framework and schedule for remaining remediation activities including confirmatory sampling. The site will be remediated under authority of Chapter 62-785, Florida Administrative Code, Brownfields Cleanup Criteria, as amended.

Proposal Attachment A – Threshold Criteria

The City will develop a Generic Quality Assurance Project Plan and a Site-Specific Quality Assurance Project Plan as required by EPA Region IV prior to initiating any confirmatory sampling activities on the site. Palm Beach County's Department of Economic Sustainability, which coordinates the County's EPA-funded Brownfields Revolving Loan Fund Program will provide overall grant management assistance and assistance with all programmatic requirements. The City plans to acquire additional technical expertise to perform the required cleanup activities and provide technical oversight. It intends to contract the services of a qualified engineering firm experienced in Brownfields redevelopment to perform cleanup activities and related services. The selected firm will be procured under the state's CCNA (Consultants Competitive Negotiations Act), State of Florida's Statute 287.055, in full compliance with new federal guidelines, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500.

b. *Provide your plan to acquire access to the relevant property(ies).*

The Site can easily be accessed from the public right-of-ways and it is not anticipated that remedial activities or installation of remediation equipment will cause disruptions of business or lack of access to adjacent residential properties. Site access from adjacent property owners is not anticipated. Controls and assurances of controls will be incorporated into the remedial planning documents. An OSHA health and safety plan will be developed to insure that potential health and safety issues will be addressed for workers under OSHA 1910.120 and the surrounding community.

These controls will outline the measures to be taken to ensure that contamination does not migrate off-site through wind, stormwater runoff or tracking by vehicles leaving the site. Testing to confirm effectiveness of controls may be included in the cleanup plan, if appropriate.

5. Statutory Cost Share (See also IV.E on Leveraging)

Cleanup grant recipients are required by the Brownfields Law to provide a 20 percent cost share.

(i) *Demonstrate how you will meet the required cost share, including the sources of the funding or services, as required for this cleanup grant.*

The City of West Palm Beach will provide the required \$40,000 or 20 percent cost share for this project through a combination of in kind services, labor and materials as illustrated in the table below:

Contribution	Description	Value
Labor	Costs associated with media Outreach/Education via City sponsored media (TV, webpage, social media), document review, reporting, placement of clean fill, maintenance of traffic	\$20,000
Materials	Materials, equipment associated with the cleanup activities – Clean soil, fabric, visqueen, survey equipment, trucks, safety gear, barricades, cones, etc.	\$14,000
Supplies	Brochures, mailings, presentation materials for meetings	\$3,000
Travel		\$3,000
TOTAL		\$40,000

Proposal Attachment A – Threshold Criteria

(ii) *If you are requesting a hardship waiver of the cost share, provide an explanation for the basis of your request as part of your proposal.*

The City of West Palm Beach is not requesting a hardship waiver.

6. Community Notification

The City understands that community engagement is the cornerstone of the Brownfields Program in ensuring successful cleanup and redevelopment of brownfields projects. The City has already begun its outreach efforts within the community regarding the proposed project and has received positive feedback and support. The City placed a community notification ad in the Palm Beach Post on December 1, 2015 which indicated that a copy of the draft proposal, including the draft ABCA was posted for public review and comment on the West Palm Beach Department of Housing and Community Development's website and that the City would accept comments on the draft proposal either in writing or electronically. The community notification ad also announced that the public was invited to a community meeting that was held on December 10, 2015 at the Coleman Park community center to discuss the draft proposal and ABCA and to consider public comments. Please see the following:

- Proposal Attachment F – Draft Analysis of Brownfields Cleanup Activities
- Proposal Attachment E – Documentation of Community Notification

Documentation includes:

1. Public Notice Ad – City of West Palm Beach
2. Public Notice Newspaper Publication – Palm Beach Post
3. Public Notice Website Posting – City of West Palm Beach
4. Newspaper Article – Palm Beach Post 12/03/2015
5. Newspaper Article – Palm Beach Post 12/07/2015
6. Community Meeting Agenda – City of West Palm Beach City Commission
7. Community Meeting Comment Card Example – City of West Palm Beach City Commission
8. Community Meeting Agenda – Coleman Park Neighborhood Association
9. Community Meeting Sign In Sheet – Coleman Park Neighborhood Association
10. Community Meeting Presentation – Coleman Park Neighborhood Association
11. Community Meeting Evaluation and Comments Forms – Coleman Park Neighborhood Association
12. Community Meetings Notes and Summary
13. Proposal Comments and Responses

Proposal Attachment B – Letter from the State or Tribal Environmental Authority

State or Tribal Environmental Authority Letter Included:

1. Florida Department of Environmental Protection



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Secretary

November 20, 2015

Cindy J. Nolan
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth St., S.W.
Atlanta, GA 30303-8960

Dear Ms. Nolan:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of West Palm Beach's Brownfields grant application for a Brownfields Hazardous Substance Cleanup Grant for the property located at 1400 Henrietta Avenue. The Department understands that this application has been prepared in accordance with EPA's guidance document EPA-OSWER-OBLR-15-06, titled "Guidelines for Brownfields Cleanup Grants". This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority", described in SECTION III.C.2. EPA Brownfields grant funding will strengthen the City's cleanup and redevelopment efforts at 1400 Henrietta Avenue. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their brownfields project. The Department recommends that the City of West Palm Beach consider including the 1400 Henrietta Avenue site in a state-designated brownfield area. The City of West Palm Beach is also encouraged to contact Art Torvela, P.E., Southeast District Brownfields Coordinator, at (561) 681-6676 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in blue ink that reads "Kimberly A. Walker".

Kimberly A. Walker, Administrator
DoD and Brownfields Partnerships Section

KAW/jc

Ms. Cindy J. Nolan

Page 2

November 20, 2015

cc:

Greg Vaday, Principal Planner, Palm Beach County, (GVaday@pbcgov.org)

Art Torvela, P.E., FDEP Southeast District Brownfields Coordinator,

(Art.Torvela@dep.state.fl.us)

Margaret Olson, EPA Region 4 Florida Grants Coordinator, (Olson.Margaret@epa.gov)

Proposal Attachment C – Letters of Commitment

Letters of Commitment Included:

1. City of West Palm Beach – Office of Sustainability
2. Coleman Park Neighborhood Association
3. Florida Brownfields Association
4. Habitat for Humanity of Palm Beach County
5. Palm Beach County Board of County Commissioners – Climate Change and Sustainability
6. PNC Bank
7. Purpose Built Communities
8. Quantum Foundation
9. Smart Growth Partnership
10. South Florida Regional Planning Council
11. Treasure Coast Regional Planning Council
12. Urban Growers Community Economic Development Corporation
13. Urban League of Palm Beach County
14. West Palm Beach Housing Authority

Nov. 25, 2015

Mr. Armando Fana
Director, Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

The Mayor's Office of Sustainability is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The Office of Sustainability collaborates with various city agencies, nonprofit organizations, businesses and private citizens among other partners to enhance the viability of the municipality as a modern model of healthy, environmentally progressive and ecologically sustainable, urban living. We strive to raise awareness of Global Climate Change and to engage residents and businesses to share ideas and priorities as we work together to address these important issues.

THE OFFICE OF SUSTAINABILITY has already begun a partnership with Henrietta Bridge Farm and will continue to provide outreach support through inclusion in our 'Rethink Paradise' Sustainability e Newsletter, Sustainability website, City local TV station and through the City's social media platforms, which reach an estimated 60K people/contacts. This in-kind service is estimated at \$25K. To assist in the initial development of the Farm, the City provided a free water meter service with a \$6,438 value. Additionally, we partnered to hold a native tree give-away at the Farm's seasonal grand opening, distributing over 200 trees with a \$2000 value and printing over 1000 color open house fliers. We see Henrietta Bridge Farm as a vital ally in reaching out to the surrounding underserved community and plan future activities to distribute approximately 150 energy conservation kits and water conservation kits (estimated value of \$50 each) to both address natural resource savings as well as our commitment to social equity.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,



Penni Redford
Sustainability Manager
City of West Palm Beach
401 Clematis St., West Palm Beach, FL 33401
561.804.4981
predford@wpb.org
wpb.org/sustainability

COLEMAN PARK NEIGHBORHOOD ASSOCIATION

*P. O. Box 1542
West Palm Beach, Florida 33402
561-833-7686
Cgardner29@aol.com*

December 2, 2015

Mr. Armando Fana
Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

COLEMAN PARK NEIGHBORHOOD ASSOCIATION is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

I would describe our organization as a vehicle to improve the quality of life, preserve the character of the neighborhood and address any and all issues concerning the neighborhood; therefore, enhancing an economically thriving, beautiful and safe Coleman Park to include the citizens in surrounding areas; and to empower Residents to participate in helping to bring the vision to fruition.

COLEMAN PARK NEIGHBORHOOD ASSOCIATION will provide assistance with public outreach and marketing through our meetings and membership. All of our assistance and contributions are on a voluntary basis and it is difficult to know ahead of time who will be available for a specific project that may need support, etc; therefore, we will not commit to anything specific at this time.

Please feel free to contact us if you have any questions about our organization.

Sincerely,



Cathy D. Gardner
President
561-670-1018/ Cgardner29@aol.com

*Cathy Gardner
President*

*James Irving
Vice President*

*Pastor Cameron Ellis
Chaplain*

*Nellie Cooper
Fin. Secretary & Treasurer*



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Terracon

Nadia Locke
Past President, FBA
E Sciences, Inc.

November 18, 2015

Mr. Armando Fana
Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, FL 33401

Dear Mr. Fana:

On behalf of the Florida Brownfields Association ("FBA"), please accept this letter of support for the submittal of a 2016 EPA Brownfields Cleanup Grant application to the United States Environmental Protection Agency ("EPA") by the City of West Palm Beach Department of Housing and Community Development (the "City") for the Henrietta Bridge Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The FBA is a non-profit, volunteer, service organization dedicated to advancing the cleanup and redevelopment of Brownfields in Florida. Brownfields are sites for which their expansion, redevelopment, or reuse may be complicated by actual or perceived contamination. Working in cooperation with the Florida Department of Environmental Protection and the EPA, the FBA is a group of environmental stakeholders and professionals who provide information, assistance, and redevelopment strategies regarding Brownfields to communities and the public in the interest of cleaning up and redeveloping contaminated properties and revitalizing areas.

We applaud the City's efforts in seeking revitalization and redevelopment and hope you will give every possible consideration to its application for a 2016 EPA Brownfields Cleanup Grant. We look forward to assisting the City upon its successful grant award. The FBA through its membership will provide technical assistance to the City, and will assist with public outreach and marketing by participating in public meetings or assisting with educational presentations. Further, our membership is willing to serve on advisory boards or committees that are developed in support of this grant.

Should you have any questions or concerns regarding the FBA's support of the City's 2016 EPA Brownfields Cleanup Grant proposal, please do not hesitate to contact me at (813) 229-4139 or llockett@cfjblaw.com.

Regards,


Laurel Lockett, Esq.
President



November 24, 2015

Mr. Armando Fana
Director, Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, FL 33401

Dear Mr. Fana:

Habitat for Humanity of Palm Beach County ("Habitat") is pleased to send this letter of commitment to and support for the City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

Our Habitat affiliate was created in Palm Beach County in 1986 and is a part of a national network of over 1,550 Habitat affiliates. Our mission is to "bring people together to build homes, communities and hope." To date, toward that goal, we have constructed nearly 200 affordable homes that are now owner-occupied, within our service boundary area that runs from Hypoluxo Road north to the Martin County line, and from Palm Beach Island west to Lake Okeechobee.

As you know, Habitat continues to partner with your office to provide more affordable homeownership opportunities as we pursue our work in our designated Neighborhood Revitalization (NR) target area over the next 3-5 years. This target area includes three adjoining communities -- Coleman Park, the Historic Northwest District and Pleasant City -- located just north of the City's downtown area. We are also working in partnership with the Urban Growers Community Economic Development Corporation's (UGCEDC's) Henrietta Bridge Farm Project, which is centrally located within our NR target area.

The aim of the Farm Project -- to provide nutritious food alternatives for residents and to eliminate this "food desert" -- fully supports Habitat's objective to empower residents to revive their neighborhoods and enhance their quality of life. In fact, Habitat was just approved this month for a \$3,000 grant award from the AARP Foundation through our Habitat for Humanity International's (HFHI's) office in Atlanta, to support the implementation of an Urban Farm Innovation Project for Seniors Aging in Place in partnership with the Farm. This six-month project will engage senior volunteers in: growing, eating, and buying locally-grown produce; encouraging other seniors and other age groups in the community to do the same; interacting with youth volunteers, allowing intergenerational exchange of history and experience; and in showcasing and marketing farm produce, demonstrating community pride.

Toward the City's application for a 2016 EPA Brownfields Cleanup Grant for the Farm, Habitat for Humanity of Palm Beach County will provide assistance through this \$3,000 Urban Farm Innovation

Project and through continued public outreach and marketing in our ongoing activities to revitalize the NR target area communities in which the Farm is strategically positioned. In collaboration with UGCEDC, Habitat is also presently exploring another, larger grant possibility to boost the Farm's sustainability.

We have provided major internal resources in the form of a full-time Neighborhood Revitalization Director and a part-time NR Construction Assistant, whose sole work under my direction is to ensure Habitat's partnership in revitalizing the NR area.

Please feel free to contact us if you have any questions about Habitat or our commitment in support of this grant application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bernard J. Godek", with a long horizontal flourish extending to the right.

Bernard J. Godek
Chief Executive Officer
Habitat for Humanity of Palm Beach County, Inc.
(561) 253-2080
godekb@habitatpbc.org



County Administration

P.O. Box 1989

West Palm Beach, FL 33402-1989

(561) 355-2030

FAX: (561) 355-3982

www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor

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Paulette Burdick

Shelley Vana

Steven L. Abrams

Melissa McKinlay

Priscilla A. Taylor

County Administrator

Verdenia C. Baker

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Official Electronic Letterhead

November 20, 2015

Mr. Armando Fana, Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

Palm Beach County (County) is pleased to send this letter of support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

Palm Beach County is a member of the Southeast Florida Climate Change Compact focused on ongoing collaborative strategies to reduce current and future climate change impacts to our region.

The proposed project supports the implementation of the Regional Climate Action Plan as adopted by the County in April 2014. It supports both Sustainable Practices and Agriculture (urban farming) as identified in the Plan. It is the sincere hope of the County the success of this project will inspire similar projects and foster a network of locally grown produce which reduces greenhouse gas emissions associated with produce transit and distribution.

We are happy to review resultant products related to sustainability since any projects assisting our community leaders to make better decisions resulting in making our communities more resilient and sustainable will benefit our regional community at large. Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

A handwritten signature in blue ink that reads "Natalie R. Schneider".

Natalie R. Schneider
Climate Change & Sustainability Coordinator
Palm Beach County – Board of County Commissioners



November 23, 2015

Mr. Armando Fana, Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

The Florida Community Development Banking Division is pleased to send this letter of support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

Community Development Banking (CDB) is a distinct line of business within PNC's retail bank that is primarily engaged in activities that strengthen low-to-moderate income (LMI) people and geographies. CDB is the primary interface with organizations engaged in affordable housing, economic development, financial education, community services for LMI individuals and revitalization and stabilization of LMI areas.

PNC looks forward to the potential of strengthening the current partnership with the County through this project via various methods, including providing direct services, such as financial education and outreach, to lending and investing in and around that community.

Please feel free to contact us if you have any questions at Aileen.Pruitt@pnc.com or 772-293-6113. We look forward to your favorable response to this grant request.

Sincerely,

A handwritten signature in black ink, appearing to read "Aileen Pruitt", with a stylized, cursive script.

Aileen Pruitt
Florida Market Manager
Community Development Banking



Growing Hope,
Transforming Lives

November 18, 2015

Mr. Armando Fana
Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

PURPOSE BUILT COMMUNITIES is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

Purpose Built Communities is a non-profit consulting firm that works side-by-side with local leaders to plan and implement a holistic revitalization effort. Purpose Built services — which we provide at no charge — are tailored to each community's needs and the dynamics of the neighborhood they are working to revitalize. We help your community identify and assess what strategies and tactics make sense to achieve a sustainable holistic community revitalization effort.

PURPOSE BUILT COMMUNITIES will provide free consulting services to the local organization as it develops its neighborhood revitalization efforts in this particular community.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

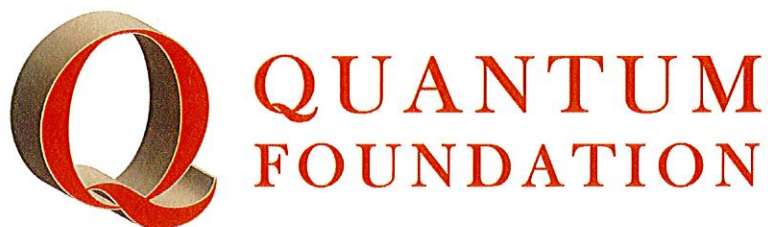
A handwritten signature in blue ink that reads "David Edwards".

David Edwards

CEO

404-591-1400

PURPOSE BUILT COMMUNITIES



November 19, 2015

Mr. Armando Fana
Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

QUANTUM FOUNDATION is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The Quantum Foundation is a private foundation with a mission to improve the health, education, and well-being of Palm Beach County's residents. In striving to achieve that mission, the Foundation focuses on launching community-based initiatives in partnership with others.

QUANTUM FOUNDATION recently awarded Urban Growers Community Economic Development Corporation a small operating support grant of \$5,000 for the Henrietta Bridge Farm Project. This project has great potential for tremendous community impact on a wide variety of issues, including those of keen interest to the Foundation. As such, we look forward to the opportunity to being involved in and supporting this project.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

Shannon Hawkins
Senior Program Officer
561-832-7497/Shannon@quantumfnd.org
QUANTUM FOUNDATION

Executive Committee

Denis P. Coleman, Jr.
Chair

Donna A. Mulholland
Vice Chair

Michael J. Dixon, CPA/PFS
Finance & Investment Chair

Kerry A. Diaz, Esq.
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Gerald J. O'Connor, MD
Richard M. Sussman
Ethel Isaacs Williams

President

Eric M. Kelly

QUANTUM FOUNDATION

2701 N Australian Avenue
Suite 200
West Palm Beach, FL 33407
Phone: 561-832-7497
Fax: 561-832-5794
www.quantumfnd.org



November 18, 2015

Mr. Armando Fana, Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

The Smart Growth Partnership (Partnership) is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The Partnership is a collaborative of diverse professionals and organizations providing leadership, advocacy, and education to promote livable and sustainable and green communities. To that end, the partnership has been engaged in the Seven 50 Southeast Florida Prosperity Plan and supports the principles of Smart Growth for the seven county region. Information about the organization can be obtained from our website at www.smartgrowthpartnership.org.

Our diverse Board of Directors includes health professionals, environmental engineers, lawyers, planners, economic development professionals who have voted to provide assistance and support. In support, the Partnership will assist you by providing professional and technical assistance and to provide guidance on methods to incorporate Smart Growth and HUD-DOT-EPA Livability Principles that will enhance the community. Further, some of our board members would be willing to serve on advisory boards or committees that are developed in support of this grant and brownfields redevelopment in our community.

Please feel free to contact me at 954-880-0180 or rcordova@craengineering.com if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

A handwritten signature in blue ink that reads "Rosana Cordova".

Rosana Cordova, PE, AICP, LEED AP
President, Smart Growth Partnership



November 27, 2015

Mr. Armando Fana
Director, Department of Housing
and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

On behalf of the Southeast Florida Regional Partnership (Partnership) and South Florida Regional Council, I am pleased to express our strong support for the City of West Palm Beach, a Partnership Consortium member, and its application for a 2016 EPA Brownfields Cleanup Grant. If successful, these funds will be used to remediate and redevelop the Henrietta Bridge Farm to provide healthy food in West Palm Beach, Florida.

At the South Florida Regional Planning Council, our mission is to identify the long-term challenges and opportunities facing South Florida and assist the Region's leaders in developing and implementing creative strategies that result in more prosperous and equitable communities, a healthier and cleaner environment, and a more vibrant economy. To accomplish our mission, we work closely with South Florida's public, private, nonprofit and civic leadership to create partnership approaches that support a better future for South Florida.

The objectives of the Brownfields Clean-up Grant will be to facilitate the development of an urban farm and food hub in the Coleman Park neighborhood of West Palm Beach and increase access for residents to healthy foods. The cleanup grant will enable the City of West Palm Beach to further redevelopment, increase private sector investment, and mitigate the negative effects of contamination on this brownfield site by removing potential sources of contamination in the soil. It will also allow the former vacant site to serve as a point of community pride.

Supporting the remediation and reuse of our region's brownfields is a key focus of the seven-county Partnership's *Seven50: Southeast Florida Prosperity Plan* developed pursuant to a 2010 U.S. H.U.D. Sustainable Communities Regional Planning Grant. The Partnership is committed to working together to ensure that the Southeast Florida region enjoys a prosperous economy,



South Florida Regional Council
3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
954.985.4416 Phone, 954.985-4417 FAX
www.sfregionalcouncil.org

livable and equitable communities, and a sustainable environment through their individual actions and implementation of the Seven50 Plan.

We support your efforts and look forward to working with you and your staff on this very important initiative. Please do not hesitate to contact me, or Karen Hamilton of Council staff, if we can provide you with additional assistance. I wish you every success.

Sincerely yours,



Isabel Cosio Carballo
Executive Director

U.S. HUD Point of Contact
Sustainable Communities Initiative

cc Karen Hamilton, Regional Planner / Brownfields Coordinator



South Florida Regional Council
3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
954.985.4416 Phone, 954.985-4417 FAX
www.sfregionalcouncil.org



TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

November 23, 2015

Armando Fana, Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Subject: Henrietta Bridge Farm Project

Dear Mr. Fana:

Treasure Coast Regional Planning Council is pleased to send this letter of commitment to and support for the City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in the City of West Palm Beach, Florida. Through its brownfields program, Council has assisted the City of West Palm Beach Community Redevelopment Agency and Urban Growers Community Economic Development Corporation with the redevelopment of this site that lies within the Coleman Park Neighborhood.

In 2015, Council and its partners, Palm Beach County and the South Florida Regional Planning Council, received a coalition assessment grant from the U.S. Environmental Protection Agency. The Henrietta Bridge Farm Project is located within the Coalition's primary focus area for the assessment grant, which is an historic urban corridor of opportunity located primarily between US 1 and Dixie Highway. This corridor has long been recognized as one of the most important areas for redevelopment as far back as 1994 and, equally important, Council and its coalition partners have focused planning, brownfields assessment, economic development, land use and transportation planning, and implementation efforts/resources in this project corridor. Through this grant, Council will be providing assistance to the neighborhoods within the corridor through public outreach and community planning. The Coleman Park neighborhood would be eligible to receive this assistance, which is valued at \$10,000.

The Henrietta Bridge Farm project is an excellent opportunity to revitalize and improve the quality of life for existing and future residents, which will help to secure a sustainable future for the neighborhood, City, and Region. Council asks that you give this grant application your thoughtful consideration. Please feel free to contact Council if you have any questions about our organization or the commitments made in support of this grant application.

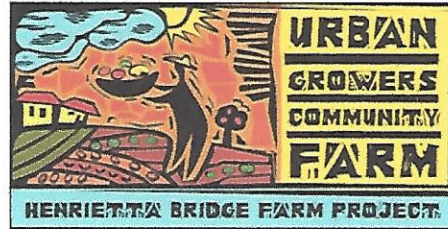
Sincerely,



Michael J. Busha, AICP
Executive Director

"Bringing Communities Together" • Est. 1976

421 SW Camden Avenue - Stuart, Florida 34994
Phone (772) 221-4060 - Fax (772) 221-4067 - www.tcrpc.org



November 18, 2015

Mr. Armando Fana, Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

Urban Growers CEDC is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

Urban Growers CEDC is a grass roots non-profit organization dedicated to improve the quality of life in low income communities in the neighborhoods of Coleman Park, Historic Northwest and Pleasant City. Through educational, economic and related development activities, the organization will promote actions designed to increase opportunities for residents.

Importantly, Urban Growers CEDC has decided to locate and develop its Henrietta Bridge Farm Project on this brownfield site. To that end, our organization has committed approximately \$50,000 in a combination of cash and sweat equity towards the implementation of our vision to create a culturally relevant place where we can grow and provide access to fresh fruits, vegetables and value-added products to Coleman Park and surrounding neighborhoods. Ultimately, the purpose of the farm is to showcase locally grown produce and demonstrate community pride. The EPA cleanup grant contemplated in the City of West Palm Beach's proposal will allow our project to move forward on this vacant site bringing a local healthy food option to the community.

Urban Growers CEDC will also provide assistance with public outreach and marketing through our community meetings and membership; provide assistance with the identification of potential redevelopment projects and any additional support that leads to a successful execution of this project.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

Stewart W. Bosley, Jr.
Executive Director

1400 Henrietta Avenue | West Palm Beach, FL 33401
(561) 248-8068



Urban League
Palm Beach County

Empowering Communities.
Changing Lives.

1700 N. Australian Ave.
West Palm Beach, FL 33407

Office: (561) 833-1461
Fax: (561) 833-6050

www.ulpbc.org

November 12, 2015

Mr. Armando Fana
Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr.Fana:

The Urban League of Palm Beach County, Inc. is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The Urban League of Palm Beach County has worked diligently in the community offering programs and services to the underserved in Palm Beach County as well as acting as a public policy advocate for their rights. The Urban League of Palm Beach County was formed with the purpose to enable disadvantaged minorities to secure economic self-reliance through education, housing and employment. The Urban League of Palm Beach County has worked diligently in the community offering programs and services to the underserved in Palm Beach County as well as acting as a public policy advocate for their rights. The organization has offered stellar programs in the areas of housing counseling, youth development and education, community development and crime prevention and intervention.

The Urban League of Palm Beach County, Inc. will provide assistance as a community developer to offer public outreach through social media and other means to communicate with the community about the project. We would like to offer assistance in the redevelopment of the property. The approximate value of the contribution is \$10,000.00.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

Patrick J. Franklin
President & CEO
561.833.1461 Ext. 3003
frankln@ulpbc.org
Urban League of Palm Beach County, Inc.



WEST PALM BEACH HOUSING AUTHORITY

1715 DIVISION AVENUE • WEST PALM BEACH, FL 33407-6289 • (561) 655-8530 • FAX: (561) 832-8962

November 19, 2015

Mr. Armando Fana
Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

The West Palm Beach Housing Authority (WPBHA) is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The WPBHA is located within a one block area of the Henrietta Bridge Farm Project, and knows first-hand of their efforts to eradicate the urban food dessert in the northwestern area of the city. Public housing residents particularly will benefit from an expansion of the Urban Farm, as there are no retail establishments offering fresh fruits and vegetables in the surrounding neighborhood. Convenience stores stock a wide range of high sugar, high fat, unhealthy snacks which, all too often, provide the bulk of calories consumed by families living nearby.

The WPBHA will assist with public outreach and marketing through our Resident Council meetings and membership, provide assistance with the identification of potential redevelopment projects, and commit to directing staff to assist in this effort. The WPBHA can also provide temporary workspace on an as needed basis, including access to computers and the internet. The approximate value of time and equipment is \$10,000.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

Laurel Robinson
Executive Director

Proposal Attachment D – Documentation of Leveraged Funds Committed to Project

Table of Leveraged Funds Committed to Project

Organization	Description	Amount
City of West Palm Beach	Water Meter Installation	\$6,438.00
City of West Palm Beach	Electronic, TV & Radio Media Outreach	\$25,000.00
City of West Palm Beach	Farm Grand Opening Incentives	\$2,000.00
City of West Palm Beach	Energy & Water Conservation Kits	\$7,500.00
Habitat for Humanity of Palm Beach County	General Operating Support for Farm	\$3,000.00
Quantum Foundation	General Operating Support for Farm	\$5,000.00
Treasure Coast Regional Planning Council	Public Outreach & Planning	\$10,000.00
Urban Growers CEDC	Seed Capital & General Operating Support for Farm	\$50,000.00
Urban League of Palm Beach County	Public Outreach & Communications	\$10,000.00
West Palm Beach Housing Authority	Public Outreach & Marketing, Redevelopment Assistance, Workspace & Office Equipment	\$10,000.00
Total Leverage		\$128,938.00

Leveraged Funds Commitment Letters Included:

1. City of West Palm Beach – Office of Sustainability
2. Habitat for Humanity of Palm Beach County
3. Quantum Foundation
4. Treasure Coast Regional Planning Council
5. Urban Growers Community Economic Development Corporation
6. Urban League of Palm Beach County
7. West Palm Beach Housing Authority

Nov. 25, 2015

Mr. Armando Fana
Director, Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

The Mayor's Office of Sustainability is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The Office of Sustainability collaborates with various city agencies, nonprofit organizations, businesses and private citizens among other partners to enhance the viability of the municipality as a modern model of healthy, environmentally progressive and ecologically sustainable, urban living. We strive to raise awareness of Global Climate Change and to engage residents and businesses to share ideas and priorities as we work together to address these important issues.

THE OFFICE OF SUSTAINABILITY has already begun a partnership with Henrietta Bridge Farm and will continue to provide outreach support through inclusion in our 'Rethink Paradise' Sustainability e Newsletter, Sustainability website, City local TV station and through the City's social media platforms, which reach an estimated 60K people/contacts. This in-kind service is estimated at \$25K. To assist in the initial development of the Farm, the City provided a free water meter service with a \$6,438 value. Additionally, we partnered to hold a native tree give-away at the Farm's seasonal grand opening, distributing over 200 trees with a \$2000 value and printing over 1000 color open house fliers. We see Henrietta Bridge Farm as a vital ally in reaching out to the surrounding underserved community and plan future activities to distribute approximately 150 energy conservation kits and water conservation kits (estimated value of \$50 each) to both address natural resource savings as well as our commitment to social equity.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,



Penni Redford
Sustainability Manager
City of West Palm Beach
401 Clematis St., West Palm Beach, FL 33401
561.804.4981
predford@wpb.org
wpb.org/sustainability



November 24, 2015

Mr. Armando Fana
Director, Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, FL 33401

Dear Mr. Fana:

Habitat for Humanity of Palm Beach County ("Habitat") is pleased to send this letter of commitment to and support for the City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

Our Habitat affiliate was created in Palm Beach County in 1986 and is a part of a national network of over 1,550 Habitat affiliates. Our mission is to "bring people together to build homes, communities and hope." To date, toward that goal, we have constructed nearly 200 affordable homes that are now owner-occupied, within our service boundary area that runs from Hypoluxo Road north to the Martin County line, and from Palm Beach Island west to Lake Okeechobee.

As you know, Habitat continues to partner with your office to provide more affordable homeownership opportunities as we pursue our work in our designated Neighborhood Revitalization (NR) target area over the next 3-5 years. This target area includes three adjoining communities -- Coleman Park, the Historic Northwest District and Pleasant City -- located just north of the City's downtown area. We are also working in partnership with the Urban Growers Community Economic Development Corporation's (UGCEDC's) Henrietta Bridge Farm Project, which is centrally located within our NR target area.

The aim of the Farm Project -- to provide nutritious food alternatives for residents and to eliminate this "food desert" -- fully supports Habitat's objective to empower residents to revive their neighborhoods and enhance their quality of life. In fact, Habitat was just approved this month for a \$3,000 grant award from the AARP Foundation through our Habitat for Humanity International's (HFHI's) office in Atlanta, to support the implementation of an Urban Farm Innovation Project for Seniors Aging in Place in partnership with the Farm. This six-month project will engage senior volunteers in: growing, eating, and buying locally-grown produce; encouraging other seniors and other age groups in the community to do the same; interacting with youth volunteers, allowing intergenerational exchange of history and experience; and in showcasing and marketing farm produce, demonstrating community pride.

Toward the City's application for a 2016 EPA Brownfields Cleanup Grant for the Farm, Habitat for Humanity of Palm Beach County will provide assistance through this \$3,000 Urban Farm Innovation

Project and through continued public outreach and marketing in our ongoing activities to revitalize the NR target area communities in which the Farm is strategically positioned. In collaboration with UGCEDC, Habitat is also presently exploring another, larger grant possibility to boost the Farm's sustainability.

We have provided major internal resources in the form of a full-time Neighborhood Revitalization Director and a part-time NR Construction Assistant, whose sole work under my direction is to ensure Habitat's partnership in revitalizing the NR area.

Please feel free to contact us if you have any questions about Habitat or our commitment in support of this grant application.

Sincerely,

A handwritten signature in dark ink, reading "Bernard J. Godek". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bernard J. Godek
Chief Executive Officer
Habitat for Humanity of Palm Beach County, Inc.
(561) 253-2080
godekb@habitatpbc.org



November 19, 2015

Mr. Armando Fana
Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Executive Committee
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President
Eric M. Kelly

QUANTUM FOUNDATION
2701 N Australian Avenue
Suite 200
West Palm Beach, FL 33407
Phone: 561-832-7497
Fax: 561-832-5794
www.quantumfnd.org

Dear Mr. Fana:

QUANTUM FOUNDATION is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The Quantum Foundation is a private foundation with a mission to improve the health, education, and well-being of Palm Beach County's residents. In striving to achieve that mission, the Foundation focuses on launching community-based initiatives in partnership with others.

QUANTUM FOUNDATION recently awarded Urban Growers Community Economic Development Corporation a small operating support grant of \$5,000 for the Henrietta Bridge Farm Project. This project has great potential for tremendous community impact on a wide variety of issues, including those of keen interest to the Foundation. As such, we look forward to the opportunity to being involved in and supporting this project.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

Shannon Hawkins
Senior Program Officer
561-832-7497/Shannon@quantumfnd.org
QUANTUM FOUNDATION



TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER - ST. LUCIE - MARTIN - PALM BEACH

November 23, 2015

Armando Fana, Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Subject: Henrietta Bridge Farm Project

Dear Mr. Fana:

Treasure Coast Regional Planning Council is pleased to send this letter of commitment to and support for the City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in the City of West Palm Beach, Florida. Through its brownfields program, Council has assisted the City of West Palm Beach Community Redevelopment Agency and Urban Growers Community Economic Development Corporation with the redevelopment of this site that lies within the Coleman Park Neighborhood.

In 2015, Council and its partners, Palm Beach County and the South Florida Regional Planning Council, received a coalition assessment grant from the U.S. Environmental Protection Agency. The Henrietta Bridge Farm Project is located within the Coalition's primary focus area for the assessment grant, which is an historic urban corridor of opportunity located primarily between US 1 and Dixie Highway. This corridor has long been recognized as one of the most important areas for redevelopment as far back as 1994 and, equally important, Council and its coalition partners have focused planning, brownfields assessment, economic development, land use and transportation planning, and implementation efforts/resources in this project corridor. Through this grant, Council will be providing assistance to the neighborhoods within the corridor through public outreach and community planning. The Coleman Park neighborhood would be eligible to receive this assistance, which is valued at \$10,000.

The Henrietta Bridge Farm project is an excellent opportunity to revitalize and improve the quality of life for existing and future residents, which will help to secure a sustainable future for the neighborhood, City, and Region. Council asks that you give this grant application your thoughtful consideration. Please feel free to contact Council if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,



Michael J. Busha, AICP
Executive Director

"Bringing Communities Together" • Est. 1976

421 SW Camden Avenue - Stuart, Florida 34994
Phone (772) 221-4060 - Fax (772) 221-4067 - www.tcrpc.org



November 18, 2015

Mr. Armando Fana, Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

Urban Growers CEDC is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

Urban Growers CEDC is a grass roots non-profit organization dedicated to improve the quality of life in low income communities in the neighborhoods of Coleman Park, Historic Northwest and Pleasant City. Through educational, economic and related development activities, the organization will promote actions designed to increase opportunities for residents.

Importantly, Urban Growers CEDC has decided to locate and develop its Henrietta Bridge Farm Project on this brownfield site. To that end, our organization has committed approximately \$50,000 in a combination of cash and sweat equity towards the implementation of our vision to create a culturally relevant place where we can grow and provide access to fresh fruits, vegetables and value-added products to Coleman Park and surrounding neighborhoods. Ultimately, the purpose of the farm is to showcase locally grown produce and demonstrate community pride. The EPA cleanup grant contemplated in the City of West Palm Beach's proposal will allow our project to move forward on this vacant site bringing a local healthy food option to the community.

Urban Growers CEDC will also provide assistance with public outreach and marketing through our community meetings and membership; provide assistance with the identification of potential redevelopment projects and any additional support that leads to a successful execution of this project.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

Stewart W. Bosley, Jr.
Executive Director

1400 Henrietta Avenue | West Palm Beach, FL 33401
(561) 248-8068



Urban League
Palm Beach County

Empowering Communities.
Changing Lives.

1700 N. Australian Ave.
West Palm Beach, FL 33407

Office: (561) 833-1461
Fax: (561) 833-6050

www.ulpbc.org

November 12, 2015

Mr. Armando Fana
Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr.Fana:

The Urban League of Palm Beach County, Inc. is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The Urban League of Palm Beach County has worked diligently in the community offering programs and services to the underserved in Palm Beach County as well as acting as a public policy advocate for their rights. The Urban League of Palm Beach County was formed with the purpose to enable disadvantaged minorities to secure economic self-reliance through education, housing and employment. The Urban League of Palm Beach County has worked diligently in the community offering programs and services to the underserved in Palm Beach County as well as acting as a public policy advocate for their rights. The organization has offered stellar programs in the areas of housing counseling, youth development and education, community development and crime prevention and intervention.

The Urban League of Palm Beach County, Inc. will provide assistance as a community developer to offer public outreach through social media and other means to communicate with the community about the project. We would like to offer assistance in the redevelopment of the property. The approximate value of the contribution is \$10,000.00.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

Patrick J. Franklin
President & CEO
561.833.1461 Ext. 3003
frankln@ulpbc.org
Urban League of Palm Beach County, Inc.



WEST PALM BEACH HOUSING AUTHORITY

1715 DIVISION AVENUE • WEST PALM BEACH, FL 33407-6289 • (561) 655-8530 • FAX: (561) 832-8962

November 19, 2015

Mr. Armando Fana
Director
Department of Housing and Community Development
City of West Palm Beach
401 Clematis Street, 3rd Floor
West Palm Beach, Florida 33401

Dear Mr. Fana:

The West Palm Beach Housing Authority (WPBHA) is pleased to send this letter of commitment to and support for City of West Palm Beach's application for a 2016 EPA Brownfields Cleanup Grant to support the Henrietta Bridge Farm Project located at 1400 Henrietta Avenue in West Palm Beach, Florida.

The WPBHA is located within a one block area of the Henrietta Bridge Farm Project, and knows first-hand of their efforts to eradicate the urban food dessert in the northwestern area of the city. Public housing residents particularly will benefit from an expansion of the Urban Farm, as there are no retail establishments offering fresh fruits and vegetables in the surrounding neighborhood. Convenience stores stock a wide range of high sugar, high fat, unhealthy snacks which, all too often, provide the bulk of calories consumed by families living nearby.

The WPBHA will assist with public outreach and marketing through our Resident Council meetings and membership, provide assistance with the identification of potential redevelopment projects, and commit to directing staff to assist in this effort. The WPBHA can also provide temporary workspace on an as needed basis, including access to computers and the internet. The approximate value of time and equipment is \$10,000.

Please feel free to contact us if you have any questions about our organization or the commitments made in support of this grant application.

Sincerely,

Laurel Robinson
Executive Director

Proposal Attachment E – Documentation of Community Notification

Documentation Included:

1. Community Meetings Notes and Summary
2. Proposal Comments and Responses
3. Public Notice Ad – City of West Palm Beach
4. Public Notice Newspaper Publication – Palm Beach Post
5. Public Notice Website Posting – City of West Palm Beach
6. Newspaper Article – Palm Beach Post 12/03/2015
7. Newspaper Article – Palm Beach Post 12/07/2015
8. Community Meeting Agenda – City of West Palm Beach City Commission
9. Community Meeting Comment Card Example – City of West Palm Beach City Commission
10. Community Meeting Agenda – Coleman Park Neighborhood Association
11. Community Meeting Sign In Sheet – Coleman Park Neighborhood Association
12. Community Meeting Presentation – Coleman Park Neighborhood Association
13. Community Meeting Evaluation and Comment Forms – Coleman Park Neighborhood Association

Proposal Attachment E – Documentation of Community Notification

Community Meeting Notes and Summaries

Meeting:

City of West Palm Beach City Commission Meeting
December 7, 2015
5:00 P.M

Meeting Notes:

Approximately 17 members of the public attended the December 7, 2015 City of West Palm Beach City Commission meeting. Also in attendance were representatives of the proposed brownfield cleanup grant proposal project:

- Greg Vaday: Principal Planner, Department of Economic Sustainability, Palm Beach County Board of County Commissioners
- Stacey Amodio: Special Projects Coordinator, Department of Economic Sustainability, Palm Beach County Board of County Commissioners
- Armando Fana: Director of Housing and Community Development, City of West Palm Beach
- Maria Paituvi: Senior Engineer, E Sciences, Inc.
- Stewart Bosley: Executive Director, Urban Growers Community Economic Development Corporation

A resolution to authorize the submittal of an application to the U.S. Environmental Protection Agency for the FY 2016 Brownfields Clean Up Grant was included as a consent item on the Final City Commission Agenda (Resolution No. 347-15). The meeting agenda includes opportunity for public comment on consent and non-consent agenda items. There were no public comments on Resolution No. 347-15, and the resolution passed with unanimous support from the 5-member City Commission.

Meeting:

Coleman Park Neighborhood Association
December 10, 2015
6:00 P.M

Meeting Notes and Summary:

Approximately 6 members of the public along with City Commissioner Sylvia Moffett and a former Mayor of the City of West Palm Beach attended the December 10, 2015 Coleman Park Neighborhood Association meeting held at the Coleman Park Community Center.. Also in attendance were representatives of the proposed brownfield cleanup grant proposal project:

- Greg Vaday: Principal Planner, Department of Economic Sustainability, Palm Beach County Board of County Commissioners
- Stacey Amodio: Special Projects Coordinator, Department of Economic Sustainability, Palm Beach County Board of County Commissioners
- Jennifer Ferriol: Administrator, Housing and Community Development, City of West Palm Beach

Proposal Attachment E – Documentation of Community Notification

- Nadia Locke: Associate, E Sciences, Inc.
- Stewart Bosley: Executive Director, Urban Growers Community Economic Development Corporation
- Nadine Dennis: Neighborhood Revitalization Director, Habitat for Humanity of Palm Beach County.

Nadia Locke made a PowerPoint presentation. The presentation:

- Provided an overview of community revitalization efforts in Coleman Park
- Provided an overview of current EPA-funded projects in West Palm Beach
- Described the FY16 US EPA Brownfield Cleanup Grant Application

A map of the Henrietta Avenue site was on display to provide geographic context and orientation. The presentation concluded with question and answer period. Meeting attendees discussed the Henrietta Avenue property and shared their knowledge of its industrial, commercial, and residential uses over the years. They also identified other land parcels in Coleman Park which could/should be assessed for contaminants. In addition, attendees shared their experiences sampling fruits and vegetables grown through the farm's pilot project. Attendees also offered preferences for farm hours of operation, should the pilot project be fully implemented. They suggested that programming (including sale of produce as well as educational/community events) be held on Saturdays (9 A.M. – 1 P.M.); Sundays (1 P.M. – 4 P.M) and a weekday afternoon/early evening. Other suggestions included bringing food to the Community Center and area churches to facilitate additional access. Building on this suggestion, the Urban Growers CEDC Executive Director discussed the potential for the farm to develop into a Community Supported Agriculture program. Opportunities for volunteering on the farm were explored, including working with members of the SMART C.A.T.S (Coleman Area Talented Seniors) program to identify seniors who are interested in volunteering on the farm and/or could benefit from access to the farm's produce. Finally, the pilot farm's current (and expected continued) participation in the Supplemental Nutrition Assistance Program (SNAP) was highlighted, along with the "Double SNAP" incentive program where \$10 of SNAP assistance can be used to purchase \$20 worth of produce grown and sold at the farm.

A presentation evaluation and comments form was provided to meeting attendees to provide additional feedback and commentary. A copy of the draft proposal package was on hand and information cards were distributed with instructions on how to access the proposal on-line or in person. Review of evaluation and comment forms indicate that all meeting participants supported the proposed cleanup project and would buy fruits and vegetables grown at the Henrietta Avenue urban farm should the cleanup occur.

Proposal Attachment E – Documentation of Community Notification

Proposal Comments and Responses

Comments from December 7, 2015 City of West Palm Beach City Commission Meeting:

Although the meeting agenda included opportunities for public comment, there were no public comments offered.

Comments from December 10, 2015 Coleman Park Neighborhood Association Meeting:

Meeting attendees commented on the number of additional properties within the Coleman Park neighborhood that should be assessed for contaminants. Greg Vaday, Principal Planner with the Palm Beach County Department of Economic Sustainability responded by noting prior assessments conducted in the neighborhood (including the one that identified and prioritized the Henrietta Avenue parcel that is focus of the proposed EPA Brownfield Cleanup Grant application). Mr. Vaday also discussed the potential to use the Treasure Coast Regional Planning Council's existing assessment grant as a means to assess these community identified sites.

Meeting attendees commented on their current use of the pilot farm as a means to sample and purchase fresh produce. One attendee noted that tomatoes grown at the pilot farm were distributed after weekly service at her church. Another attendee (and pilot farm volunteer) brought bananas from his home to share at the meeting. He noted that he has donated banana trees to the pilot farm and would offer additional trees should the cleanup project be completed. Representatives from the Department of Economic Sustainability and the Urban Growers CEDC thanked the attendees for their positive feedback and encouragement.

Meeting attendees voiced their concerns regarding the food currently grown at the pilot farm. Representatives from E Sciences and Urban Growers CEDC noted that the farm currently does not use the soil/land at Henrietta Avenue for growing produce. Instead, all fruits and vegetables are grown above ground, in pots and soil acquired through a grant from the Home Depot Foundation.

Meeting attendees suggested that members of an existing neighborhood seniors' social club be invited to learn more about the pilot farm and volunteer opportunities. One attendee (who is also a member of the club) noted that club meetings often include lunch and suggested incorporating farm-grown produce into the menu. This attendee also indicated that club members might be more interested in volunteering at the farm if there was an intergenerational component to the program. She noted that many seniors had experience with growing vegetables, particularly as part of historic Victory Garden programs. The Urban Growers CEDC executive director noted that he could arrange transportation to the farm and agreed that intergeneration programs could be an exciting addition to the farm's programs and services.

Finally, meeting attendees asked how they could access the grant application package for additional review. Copies of the package were distributed, along with information cards providing the web address for the on-line posting and the City Hall address where hard copies of the proposal are available. The application timeline was reviewed, where Department of Economic Sustainability staff noted that comments must be received no later than December 17, 2015 in order for community feedback to be incorporated into the proposal which must be submitted by December 18, 2015. Staff also noted that comments can be sent by mail or e-mail.

Proposal Attachment E – Documentation of Community Notification

Mail or Email Comments:

No email or mailed comments were received.



**PUBLIC NOTICE
CITY OF WEST PALM BEACH**

**Notice of Application
U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant**

The City of West Palm Beach is applying for a Brownfield Cleanup Grant from the U.S. Environmental Protection Agency (EPA) to fund activities associated with cleanup planning and cleanup of soils at 1400 Henrietta Avenue, West Palm Beach, FL 33401 to support the development of the Henrietta Bridge Farm project. The proposed remediation will likely include removal of soil from the site and replacement of soil with clean fill. The cleanup grant application will be submitted to the EPA on or before December 18, 2015.

As part of the application process, the City of West Palm Beach is required to obtain public input on its grant application. A copy of the draft grant proposal, including the Analysis of Brownfield Cleanup Alternatives (ABCA), is available at the Housing and Community Development Department (HCD), 401 Clematis Street, 3rd Floor, West Palm Beach, FL 33401. These materials are available for viewing during normal business hours (Monday through Friday, 8:00 am to 5:00 pm). The grant proposal is also posted to the City's website at www.wpb.org/HCD. Please send written comments to Housing and Community Development at P.O. Box 3366, West Palm Beach, FL 33402 or to HCD@wpb.org. Comments will be accepted until close of business on December 15, 2015.

In addition, the City of West Palm Beach will hold two public meetings regarding the application. The first meeting will take place on Monday, December 7, 2015 at 5:00 pm in the Commission Chambers located at 401 Clematis Street, 1st Floor, West Palm Beach, FL 33401. The second meeting will take place on Thursday, December 10, 2015 at 6:00 pm at the Coleman Park Neighborhood Association meeting held at 1116 21st Street, West Palm Beach, FL 33407.

For additional information on the meetings, please contact HCD at 561-822-1250 or 877-769-9481.

Publish: The Palm Beach Post, Tuesday, December 1, 2015

In accordance with the Americans with Disabilities Act of 1990 (ADA), all persons requiring a special accommodation to participate in these meetings due to a disability, physical impairment, or English language deficiency should contact the Department of Housing and Community Development of the Office of the City Clerk at the City of West

Palm Beach Located at 401 Clematis Street, West Palm Beach, FL 33401 or via telephone at 561-822-1250 or 561-822-1212 at least five calendar days prior to the meeting so that assistance can be provided. This document may be requested in an alternate format by contacting the Department of Housing and Community Development at 561-822-1250.



RECEIPT

Account: G777
Name: PBC BOCC BOARD OF COUNTY COMMISSIONERS
Address: PO BOX 4036
WEST PALM BEACH FL 33402-4036

Phone: 561-355-3405
E-mail: mmclaren@mypalmbeachclerk.com

Order Name: Notice of Application
Order Id: 519577
Original Order Id:
Copy Line: 519577
Sales Rep: PB109 Kileela Wortham (P)
Purchase Order:
Pay Type: Billed
Account Group:
Caller: Stacey Amodio

Section: 6205 Legal Notices
Reply Request:
Tear Sheets: 0

Order Summary	
Base:	\$295.84
Other Charges:	\$0.00
Discounts:	\$0.00
Agency Commission:	\$0.00
Sales Tax:	\$0.00
Total Order	\$295.84

Payment Summary
No payment information available.

RECEIPT

Ad Name: 986238A

Ad Id: 986238

Original Ad Id:

Start: 12/01/2015
Stop: 12/01/2015
Issues: 1
Words: 437
Dimensions: 1 X 86
Color:

Editions

PB Post
PB Post Web

RECEIPT

**PUBLIC NOTICE
CITY OF WEST PALM BEACH
Notice of Application
U.S. Environmental Protection Agency
(EPA) Brownfields Cleanup Grant**

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Publish: The Palm Beach Post, Tuesday, December 1, 2015

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PUB: The Palm Beach Post
12-1/2015 #519577

RECEIPT

Ad shown is not actual print size.



CLERK TO THE
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

SHARON R. BOCK
Clerk & Comptroller
Palm Beach County

Date: 12/15/2015

To: Lameka Bridges – Dept. of Economic Sustainability

From: Ivonne Zuniga - Finance Department

Subject: Palm Beach Post & Daily News

Advertising – December 2015

Please review the attached copies of invoices, tear sheets and proof of publications. Provide the appropriate Advantage budget line and have an authorized signer approve the expenditure and forward interoffice to my attention.

<u>Invoice/Ad Number</u>	<u>Amount</u>	<u>Advantage Account Number</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Authorized Signature _____

***** A response is required by 12/23/15 *****

Thank you.

The Palm Beach Post

REAL NEWS STARTS HERE

Palm Beach Daily News

ADVERTISING INVOICE

BILLED ACCOUNT NUMBER	BILLING DATE	TOTAL AMOUNT DUE	DOCUMENT
G777	12/01/2015	\$295.84	318103
BILLING PERIOD	TERMS OF PAYMENT	PAYMENT DUE	PAGE #
12/01/2015 - 12/01/2015	Upon Receipt	12/01/2015	1 / 1
ADVERTISER CLIENT #	ADVERTISER CLIENT NAME		
G777	PBC BOCC BOARD OF COUNTY COMMISS		

PBC BOCC BOARD OF COUNTY COMMISSIONERS
PO BOX 4036
WEST PALM BEACH FL 33402-4036

For questions concerning this bill call 855-333-2676

If paid, please disregard. Thank You

DATE	NEWSPAPER REFERENCE	DESCRIPTION	DIMENSIONS BILLED UNITS	TIMES RUN RATE	GROSS AMOUNT	NET AMOUNT
12/01/2015	519577	519577			295.84	295.84
12/01/2015		PB Post, PB Post Web				
12/01/2015		Total Amount Due				\$295.84

RECEIVED
2015 DEC -7 PM 12:38
MANAGER, BOCC, COUNTY
BOARD OF COUNTY COMMISSIONERS
FINANCE

PLEASE DETACH AND INCLUDE WITH YOUR PAYMENT

PAYMENT COUPON

DOCUMENT	BILLING DATE	TERMS OF PAYMENT	PAYMENT DUE	ADVERTISER CLIENT #	ADVERTISER CLIENT NAME
318103	12/01/2015	Upon Receipt	12/01/2015	G777	PBC BOCC BOARD OF COUNTY COMMISS

Please send your payment to:

CMG - PB Remittance Address
PO Box 645098
Cincinnati, OH 45264-5098

G777

PBC BOCC BOARD OF COUNTY
PO BOX 4036
WEST PALM BEACH FL 33402-4036

TOTAL AMOUNT	AMOUNT ENCLOSED
\$295.84	

0050031810300000295842

PUBLIC NOTICE
CITY OF WEST PALM BEACH
Notice of Application
U.S. Environmental Protection Agency
(EPA) Brownfields Cleanup Grant

The City of West Palm Beach is applying for a Brownfield Cleanup Grant from the U.S. Environmental Protection Agency (EPA) to fund activities associated with cleanup planning and cleanup of soils at 1400 Henrietta Avenue, West Palm Beach, FL 33401 to support the development of the Henrietta Bridge Farm project. The proposed remediation will likely include removal of soil from the site and replacement of soil with clean fill. The cleanup grant application will be submitted to the EPA on or before December 18, 2015.

As part of the application process, the City of West Palm Beach is required to obtain public input on its grant application. A copy of the draft grant proposal, including the Analysis of Brownfield Cleanup Alternatives (ABCA), is available at the Housing and Community Development Department (HCD), 401 Clematis Street, 3rd Floor, West Palm Beach, FL 33401. These materials are available for viewing during normal business hours (Monday through Friday, 8:00 am to 5:00 pm). The grant proposal is also posted to the City's website at www.wpb.org/HCD. Please send written comments to Housing and Community Development at P.O. Box 3366, West Palm Beach, FL 33402 or to HCD@wpb.org. Comments will be accepted until close of business on December 15, 2015.

In addition, the City of West Palm Beach will hold two public meetings regarding the application. The first meeting will take place on Monday, December 7, 2015 at 5:00 pm in the Commission Chambers located at 401 Clematis Street, 1st Floor, West Palm Beach, FL 33401. The second meeting will take place on Thursday, December 10, 2015 at 6:00 pm at the Coleman Park Neighborhood Association meeting held at 1116 21st Street, West Palm Beach, FL 33407.

For additional information on the meetings, please contact HCD at 561-822-1250 or 877-769-9481.

Publish: The Palm Beach Post, Tuesday, December 1, 2015

In accordance with the Americans with Disabilities Act of 1990 (ADA), all persons requiring a special accommodation to participate in these meetings due to a disability, physical impairment, or English language deficiency should contact the Department of Housing and Community Development of the Office of the City Clerk at the City of West Palm Beach Located at 401 Clematis Street, West Palm Beach, FL 33401 or via telephone at 561-822-1250 or 561-822-1212 at least five calendar days prior to the meeting so that assistance can be provided. This document may be requested in an alternate format by contacting the Department of Housing and Community Development at 561-822-1250.

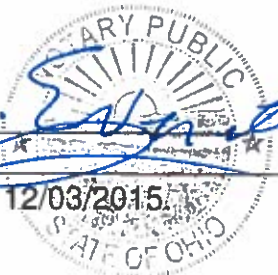
PUB: The Palm Beach Post
12-1/2015 #519577

Signed _____

Sworn to and subscribed before 12/03/2015.

Who is personally known to me.

PBC BOCC BOARD OF COUNTY COMMISSIONERS PROOF OF PUBLICATION
STATE OF FLORIDA COUNTY OF PALM BEACH
Before the undersigned authority personally appeared Tiffani Everett, who on oath says that she is Call Center Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published at West Palm Beach in Palm Beach County, Florida; that the attached copy of advertising for a Notice was published in said newspaper on First date of Publication 12/01/2015 and last date of Publication 12/01/2015 Affiant further says that the said The Post is a newspaper published at West Palm Beach, in said Palm Beach County, Florida, and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she/he has neither paid nor promised any person, firm or corporation any discount rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Also published in Martin and St. Lucie Counties.
Notice of Application Ad ID: 986238 Ad Cost: 295.84



JUSTIN PETERSON, Notary Public
In and for the State of Ohio
My Commission Expires July 31, 2019



my

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Resize text A | **A** | **A**

Cleanup grant would help urban farm bring more produce downtown

Posted: 11:45 a.m. Thursday, Dec. 3, 2015

By **Tony Doris** - Palm Beach Post Staff Writer

WEST PALM BEACH —

Eggplants, plump and purple, strain at their stems. Collard green leaves stretch toward the sun. Red tomatoes bulge on their vines.

Far from the most expansive Florida farms, this one squeezes on a 1.5-acre lot between railroad tracks and one of West Palm's poorest neighborhoods, Coleman Park. And that's the point.



Green peppers are almost ready.

In an area urban planners refer to as a food desert, 2 miles from the nearest supermarket, Urban Growers Community Farm sprouted to provide fresh, inexpensive produce to residents who'd otherwise trudge or trundle to a bus to get it. "They're the ones who need it most," said Stewart Bosley, Jr., executive director of the nonprofit that runs the farm, Urban Growers Community Economic Development Corp.

But like much of eastern West Palm Beach, the city-owned site at 1400 Henrietta Ave. comes with environmental issues — soil and water contamination from decades of commercial use. As a result the plants are grown in pots, not in-ground, and they're irrigated with water from city pipes rather than a well.

The city commission is scheduled to vote Dec. 7 to approve an application for a clean-up grant from the U.S. Environmental Protection Agency. The city's Department of Housing and Community Development would join with the county's Department of Economic Sustainability to submit the application.



Stewart Bosley, Jr. (Photos by Tony Doris/Palm Beach Post)

The most that could be awarded is \$200,000, which would require the city to chip in an additional 20 percent, or \$40,000.

The money would be used to replace the soil, since testing this past year found low levels of petroleum contaminants there, as well as traces of chloroform, phenols and metals in the groundwater. Being able to plant in raised beds and to use some well water diluted with the more expensive city water would allow a less expensive and more efficient operation, said Bosley, who goes by the nickname Boz.

After four years of organizing and pressing for city approvals for his Henrietta Bridge Farm Project, the property yielded its first crop this past year. Since then, as "a green market of sorts," it has been open on Saturdays, from 9 a.m. to 1 p.m. and Sundays, 1 to 4 p.m., Bosley said.



Fresh broccoli, when the nearest supermarket is 2 miles away.

As of this past week, it also opens on Wednesdays, from 4 to 7 p.m.

Bosley said that, for the farm to be financially sustainable, he'd like to build a clientele of doctors, lawyers

and other professionals who buy “farm-to-city market baskets” regularly. But the farm aims mostly to serve residents of surrounding neighborhoods. Many have five, six, seven people in a household and need affordable vegetables, he said.

The farm offers a deal called “Double-up SNAP,” in which people who have government-issued Supplemental Nutrition Assistance Program cards can get \$20 worth of vegetables for \$10 on a SNAP card.

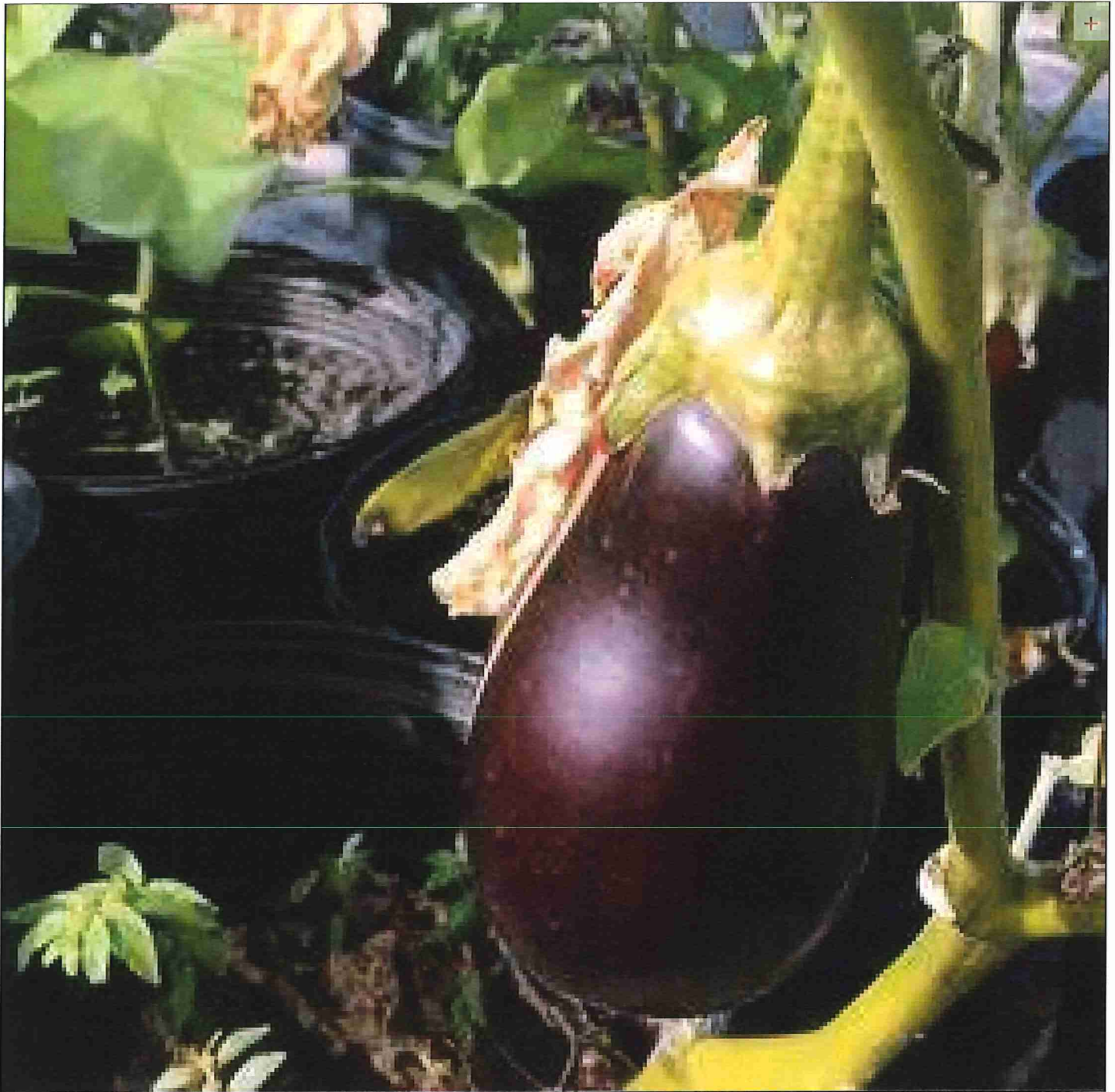


Collard greens, grown in West Palm Beach's Coleman Park neighborhood.

Bosley, 72, isn't a farmer by trade.

A Vietnam veteran, he worked for the Postal Service and in television advertising sales in Pittsburgh and ran a multimedia production firm in New York. He moved to West Palm Beach in 2006 and has worked with Project Reentry, which helps convicts return to society and the workplace. He also operates a seasonal produce stand at the Riviera Beach marina.

In 2007, he opened Frederick's 5 Star, a takeout restaurant near this tract's north end. But it closed this past summer after business partner Frederick Wallace died.



An eggplant grows at Henrietta Urban Farm.

From that restaurant, “I kept looking at this space,” Bosley said. He said it took years of “sheer tenacity” to persuade the city to hand over the property, which the nonprofit now rents from West Palm for a nominal \$10 a year.

Armando Fana, the city’s director of Housing and Community Development, said the farm clean-up application fits in with other community improvement projects the city envisions on parts of the property and in the neighborhood.

Sections of the site could be used as a tree farm, since the city has a tree give-away program to help

increase its tree canopy, he said. Or, the farm could be used for educational programs for area youth and local college students and could help with programs on healthy living, Fana said.



Tomatoes at Henrietta Urban Farm.

Most of Coleman Park and eastern sections of the city have some contamination, he said. The farm property and surrounding areas have served variously for apartments, a lumber yard, gas station, dry cleaners and train storage. "There aren't any high-level contaminants," he said.

For Bosley, the clean-up would make the farm more productive and help make it the local institution he's been pushing for it to be.

"We're getting there," he said.

Have a news tip or story idea? Contact Staff Writer Tony Doris at tdoris@pbpost.com or 561-820-4703.

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City's little-used tennis court gets a reprieve — for now

Police ID woman pulled from West Palm Beach canal

Pedestrian killed Tuesday was Inlet Grove High student



Gun rights groups to stage mock mass shooting at UT

Florida Sheriffs make a call to citizens to arm themselves with guns

Grenade, drum of hydrogen fluoride found on Singer Island beach

City, hotel chip in to make Okeechobee crossing safer

Coffee, Ramen noodles wash up on Florida beaches



Carly Fiorina struggling to break through with women

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NEXT:
NATIONAL GOVT & POLITICS

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QB Jacob Eason to decide between Florida, Georgia next week

Palm Beach Food & Wine Fest: Street Food Battle

Lake Worth approves Gulfstream Hotel rezoning plan

Something bothering you in Jupiter? Sound off

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B | Local

Content editor: Nick Moschella (561) 820-4441 or pb_metro@pbpost.com | On the web: palmbeachpost.com

S. FLORIDA
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the agenda
Community, B3

WEST PALM BEACH EAU PALM BEACH MARATHON

People of all walks turn out

The field was smaller than last year; officials blamed last week's rainy weather.



Eau Palm Beach Marathon overall winner Bryan Sharkey, of Miami, crosses the finish line Sunday at Flagler Drive and Datura Street in downtown West Palm Beach. About 3,500 people participated. See more photos at MyPalmBeachPost.com. PHOTOS BY RICHARD GRAULICH / THE PALM BEACH POST

By Bill DiPaolo
Palm Beach Post Staff Writer

Participants ran, rolled, walked, held hands, grimaced and stumbled across the finish line on a blustery Sunday morning at the Eau Palm Beach Marathon & Run Fest. "Wow, that was tough. Espe-

ALSO INSIDE

» Windy conditions make it tough on marathoners, B5

» See results in Sports, C11

year's decrease in participation on recent rainy weather. That poor weather didn't stop Terri Gilbert, 51, and her



WEST PALM BEACH URBAN FARM

Coleman Park farm seeks fix for its soil

City to vote on a grant to clean it up, helping needy get vegetables.

By Tony Doris
Palm Beach Post Staff Writer

WEST PALM BEACH — Eggplants, plump and purple, strain at their stems. Collard green leaves stretch toward the sun. Red tomatoes bulge on their vines.

Far from the most expansive Florida farms, this one is squeezed on a 1.5-acre lot between railroad tracks and

one of West Palm's poorest neighborhoods, Coleman Park. And that's the point.

In an area urban planners refer to as a food desert, 2 miles from the nearest supermarket, Urban Growers Community Farm sprouted to provide fresh, inexpensive produce to residents who'd otherwise trudge or trundle to a bus to get it.

"They're the ones who need it most," said Stewart Bosley, Jr., executive director of the nonprofit that runs the farm, Urban Growers Community

Farm continued on B2

ON FACEBOOK

Keep up with The Post's complete coverage of West Palm Beach at its Facebook page devoted to the city. On Facebook, search for Post on West Palm.

Amendment 1 suit dismissed in part

Judge rules against requiring transfer of \$237M to trust fund.

News Service of Florida

A Leon County judge has removed a major part of a lawsuit that contests how lawmakers decided to spend money that voters approved last year for land buying and preservation.

However, an attorney for four environmental groups challenging the state's spending called the Dec. 3 ruling a victory.

"The way I see this game right now is that we're at the first half and it's 14-to-nothing for the good guys," said David Guest, managing attorney for the environmental law firm Earthjustice.

Circuit Judge George Reynolds accepted a mo-

tion from the state to dismiss part of the lawsuit that sought a court order requiring state Chief Financial Officer Jeff Atwater to transfer \$237 million from the general-revenue fund to what is known as the Land Acquisition Trust Fund.

The environmental groups — the Florida Wildlife Federation, the St. Johns Riverkeeper, the Environmental Confederation of Southwest Florida and the Sierra Club — contend the money was improperly diverted from conservation purposes to agency staffing and operational expenses.

Richard T. Donelan, an attorney for the chief financial officer, argued that such a court directive would go against the constitutional structure of state government.

"We are the executive branch, not the legislative branch," Donelan said. "We cannot exercise fundamental legislative decisions about from where to take money to pay for expenditures of the state."

The ruling doesn't end the lawsuit, which is one of two that contends lawmakers during a 2015 special session misspent money from the 2014 ballot initiative known as Amendment 1. The initiative requires that 33 percent of the proceeds from an existing real estate tax, known as documentary stamps, go for land and water maintenance and acquisition across Florida.

Guest was given 20 days to amend the lawsuit, which was filed in June. Guest said after the hearing that the attempt to move the money to the trust fund may now be redirected at the Legislature.

Guest claimed victory as Reynolds denied a request by the state to dismiss the entire lawsuit.

Farm

continued from B1

Economic Development Corp.

But like much of eastern West Palm Beach, the city-owned site on Henrietta Avenue near 13th Street comes with environmental issues — soil and water contamination from decades of commercial use. As a result the plants are grown in pots, not in-ground, and they're irrigated with water from city pipes rather than a well.

The City Commission is scheduled to vote today to approve an application for a cleanup grant from the U.S. Environmental Protection Agency. The city's Department of Housing and Community Development would join with the Palm Beach County Department of Economic Sustainability to submit the application.

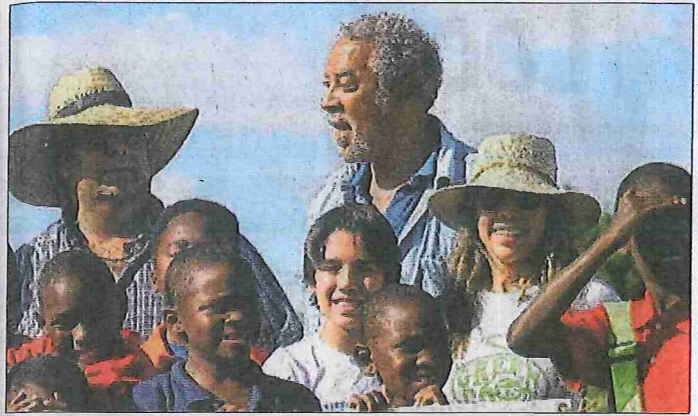
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Bosley said that for the farm to be financially sustainable, he'd like to build



Stewart Bosley (center), executive director of Urban Growers Community Economic Development Corp., stands with those involved in the Urban Growers Community Farm at 1400 Henrietta Ave. in West Palm Beach. JENNIFER PODIS / THE PALM BEACH POST



Fresh broccoli is among the vegetables grown at the Coleman Park community farm. CONTRIBUTED

a clientele of doctors, lawyers and other professionals who buy "farm-to-city market baskets" regularly. But the farm aims mostly to serve residents of surrounding neighborhoods. Many have five, six or seven people in a household and need affordable vegetables, he said.

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"We're getting there," he said.

tdoris@pbpost.com
Twitter: @TonyDorisPBPP

FLORIDA LOTTERY

www.flalottery.com

SUNDAY

Fantasy 5

2-6-12-28-32

Play 4

Afternoon 4-0-7-0

Evening 2-0-9-1

Cash 3

Afternoon 8-8-8

Evening 3-2-3

SATURDAY

Powerball

13-27-33-47-68

PB plus 5 \$127 million

Winners 0

5 of 5 \$1 million

PB plus 4 of 5 \$50,000

4 of 5 \$100

Lotto

3-11-39-42-45-52

All 6 \$18 million

Winners 0

5 of 6 \$5,334.50

4 of 6 \$76.50

3 of 6 \$5

Fantasy 5

5-15-17-20-23

All 5 \$0

Winners 0

4 of 5 \$555

3 of 5 \$13.50

Use Your Dental Benefits

Year-End Estate Planning



WEST PALM BEACH

**City of West Palm Beach
City Commission**

AGENDA

**December 7, 2015
5:00 P.M.**

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN THREE DAYS PRIOR TO ANY PROCEEDING, CONTACT THE CITY CLERK'S OFFICE, 401 CLEMATIS STREET, WEST PALM BEACH, FLORIDA 33401, {(561) 822-1210}

**MAYOR
GERALDINE MUOIO**

**CITY COMMISSION
PRESIDENT SYLVIA MOFFETT
COMMISSIONER PAULA RYAN COMMISSIONER CORY NEERING
COMMISSIONER KEITH JAMES COMMISSIONER SHANON MATERIO**

**ADMINISTRATION
CITY ADMINISTRATOR, JEFFREY L. GREEN
CITY ATTORNEY, KIMBERLY ROTHENBURG
CITY CLERK, HAZELINE CARSON**

CALL TO ORDER:

INVOCATION:

PLEDGE OF ALLEGIANCE:

CIVILITY AND DECORUM: The City of West Palm Beach is committed to civility and decorum by its officials, employees and members of the public who attend this meeting. The City Code, Secs. 2-31(8), 2-31(18) and 2-31(22), provides in pertinent part:

- Officials shall be recognized by the Chair and shall not interrupt a speaker.

- Public comment shall be addressed to the City Commission as a whole and not to any individual on the dais or in the audience.
- Displays of anger, rudeness, ridicule, impatience, lack of respect and personal attacks are strictly prohibited.
- Unauthorized remarks from the audience, stamping of feet, whistles, yells and similar demonstrations shall not be permitted.
- Offenders may be removed from the meeting.

ADDITIONS / DELETIONS / REORGANIZATION OF AGENDA:

RECEIVED / FILED (1 – 2):

1. **Executive Order amending the restricted hours for minors during Christmas on December 25, 2015.**
Agenda Cover Memorandum No.: 20623

Staff Recommended Motion:

Receive and file the Executive Order.

Background:

Section 54-232 of the City Code of Ordinances establishes a curfew for any person under 18 years of age ("minors") by restricting the hours that minors may be in the downtown area Friday and Saturday nights from 11:00 p.m. until 6:00 a.m.

This year Christmas occurs on Friday, December 25, 2015. Alcoholic beverages will be sold in the downtown area during the restricted hours. Based on past years' experience, the Police Department anticipates that Christmas night will be very crowded and extremely busy.

The Mayor intends to issue an Executive Order which increases the restricted hours for minors in the downtown area on December 25, 2015 by two (2) additional hours. The restricted hours will commence at 9:00 p.m. as opposed to 11:00 p.m. on Friday, December 25, 2015.

Increasing restricted hours for minors on Christmas night will assist in promoting the health, safety and general welfare of minors and will further allow the Police Department to focus its attention on the health, safety and welfare of residents, celebrants and business patrons in the downtown and surrounding areas beginning at an earlier hour.

Within the City of West Palm Beach, a curfew for minors shall commence as of Friday, December 25, 2015 at 9:00 p.m. and shall continue until Saturday, December 26, 2015 at 6:00 a.m. It will not be a violation of the Executive Order if any of the exceptions or defenses of Section 54-233 of the City Code are applicable.

2. Submission of the Internal Audit Department's:

- 1. Audit of the Police Property Room and Impound Lots, AUD15-06.**
 - 2. Review of the Finance, Cash, Banking, and Investments, SR15-09.**
 - 3. Post Audit Review of the Business, Rental, and Special Events Taxes, PAR16-01.**
 - 4. Post Audit Review of the East Central Regional Water Reclamation Facility, PAR15-01.**
 - 5. Post Audit Review of the Warehouse and Inventory, PAR16-02.**
- Agenda Cover Memorandum No.: 20642**

Staff Recommended Motion:

Receive and file (for informational purposes only).

Background:

The above referenced audits, reviews, and post audits were presented to the Audit Committee on November 19, 2015. Copies of the reports have been provided to the Mayor and Members of the City Commission.

Fiscal Note:

No fiscal impact.

CONSENT (3 – 17):

- 3. Minutes of the Regular City Commission Meeting of November 23, 2015.**
Agenda Cover Memorandum No.: 20632

Staff Recommended Motion:

Approve the Minutes of the Regular City Commission Meeting held on November 23, 2015.

- 4. Resolution No. 349-15 authorizing \$175,000.00 settlement reached in the workers' compensation claim of Wendy Hensley.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING A SETTLEMENT AGREEMENT REACHED IN THE WORKERS' COMPENSATION CLAIM OF WENDY HENSLEY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20625

Staff Recommended Motion:

Approve Resolution No. 349-15.

Background:

Wendy Hensley was injured in a work related incident on or about March 23, 2009. An agreement has been reached with Ms. Hensley to resolve her workers' compensation

claim for \$175,000.00; thereby ending future medical exposure to the City of West Palm Beach.

5. **Resolution No. 346-15 authorizing the assessment of city liens in the total amount of \$38,703.17 for unpaid water service, sewer service and stormwater service for the month of September 2015.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AND AUTHORIZING AN ASSESSMENT OF CITY LIENS FOR UNPAID WATER SERVICE, SEWER SERVICE, AND STORMWATER SERVICE CHARGES; PROVIDING THAT SAID LIENS SHALL BE PRIOR IN DIGNITY TO ALL OTHER LIENS AGAINST THE ASSESSED PROPERTIES, SAVE AND EXCEPT A LIEN FOR TAXES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20624

Staff Recommended Motion:

Approve Resolution No. 346-15.

Background:

In accordance with the Code of Ordinances of the City of West Palm Beach, Florida, 2003, Sections 90-4 and 90-5, the City imposes liens on private real property for delinquent payments due for utility services. The liens to be assessed by Resolution No. 346-15 are for unpaid water service, sewer service and stormwater service charges for the month of September 2015. The list of properties to be assessed and the associated charges totaling \$38,703.17 are attached to Resolution No. 346-15 as EXHIBIT A - Utility Lien List - September 2015. If not paid, these liens may be foreclosed by the City.

Fiscal Note:

No fiscal impact.

6. **Resolution No. 353-15 approving the Mediated Settlement Agreement between City of West Palm Beach, Holy Trinity Episcopal Church of West Palm Beach, Inc. and Palm Beach County, and authorizing payment of \$65,000.00 to Holy Trinity provided that all settlement conditions are met and Resolution No. 359-15(F) providing the budget detail for the payment.**

RESOLUTION NO. 353-15: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING THE MEDIATED SETTLEMENT AGREEMENT AMONG THE CITY OF WEST PALM BEACH, HOLY TRINITY EPISCOPAL CHURCH OF WEST PALM BEACH, INC., AND PALM BEACH COUNTY IN CASE NO. 502013CA012016XXXXMB IN THE CIRCUIT COURT FOR PALM BEACH COUNTY; APPROVING PAYMENT OF \$65,000.00 TO HOLY TRINITY PROVIDED ALL SETTLEMENT CONDITIONS ARE MET; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 359-15(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2015/2016 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE LAND ACQUISITION FUND TO PROVIDE BUDGET DETAIL FOR A SETTLEMENT TO HOLY TRINITY EPISCOPAL CHURCH; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20631

Staff Recommended Motion:

Approve Resolution No. 353-15 and Resolution No. 359-15(F).

Background:

On August 24, 2015, City of West Palm Beach, Holy Trinity Episcopal Church of West Palm Beach, Inc. and Palm Beach County entered into a Mediated Settlement Agreement to settle all claims in Case No.: 502013CA012016XXXXMB wherein Holy Trinity brought an inverse condemnation claim and two breach of contract claims against City arising from the construction of the South Cove Restoration Project. Specifically, Holy Trinity claims City impaired its riparian rights and breached a 1966 agreement related to the widening and relocation of Flagler, when it, among other acts, granted the County a permit/license to attach the boardwalk at the South Cove Restoration Project site to City's seawall.

The County and Holy Trinity have both approved the Mediated Settlement Agreement. The County has agreed to pay Holy Trinity \$160,000.00 and to obtain a conceptual dock permit on behalf of the Church, at the County's expense, for a dock as described in the Mediated Settlement Agreement.

The Mediated Settlement Agreement is conditioned on City agreeing to pay \$65,000.00 and to cooperate with the conceptual dock permit application, as necessary, including but not limited to, review of the conceptual dock permit application for compliance with City's zoning and building regulations, and confirming compliance of same prior to the County submitting the application to the appropriate state and federal agencies.

This Resolution approves the Mediated Settlement Agreement, subject to the conditions therein, and authorizes the \$65,000.00 payment to Holy Trinity once all the conditions in the Mediated Settlement Agreement have been fulfilled. This Resolution does not grant approval or confirm compliance of the conceptual dock permit with City's zoning and building regulations and directs the conceptual dock permit to be processed through City's zoning and building processes, and be presented to City boards, committees and this Commission, as applicable.

7. **Resolution No. 331-15 approving an Interlocal Agreement with the West Palm Beach Downtown Development Authority to provide funding assistance of \$35,000.00 for "The Swings: An Exercise in Musical Cooperation:" a temporary,**

interactive, art installation in the downtown area of West Palm Beach from February 4 through March 6, 2016.

Resolution No. 337-15(F) appropriating funds within the Art in Public Places Capital Project Fund for "The Swings: An Exercise in Musical Cooperation."

RESOLUTION NO. 331-15: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND THE WEST PALM BEACH DOWNTOWN DEVELOPMENT AUTHORITY FOR SPONSORSHIP OF THE SWINGS, A TEMPORARY PUBLIC ART INSTALLATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 337-15(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2015/2016 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE ART IN PUBLIC PLACES CAPITAL PROJECT FUND TO PROVIDE APPROPRIATIONS FOR THE "THE SWINGS" - AN EXERCISE IN MUSICAL COOPERATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20630

Staff Recommended Motion:

Approve Resolution No. 331-15 and Resolution No. 337-15(F).

Background:

At its regular scheduled monthly meeting held October 7, 2015, the Art in Public Places Committee voted to recommend the partial sponsorship of "The Swings: An Exercise in Musical Cooperation", a travelling installation by the Canadian art cooperative Daily tous les jours. "The Swings" is an interactive, temporary, public art installation.

"The Swings" is an interactive public art installation that combines the physicality of playing with an added musical component that emerges when being an active participant. Daily tous les jours, calls the experience "a giant collective musical instrument" that encourages collaborative behaviors between users. "The Swings," acts as an urban intervention that produces intuitive play and experimentation, while creating a sense of awareness between its participants. "The Swings" is a stand alone structure 70' x 35' made of custom steel frame and aluminum cladding. Each separate swing creates musical sound when in use. The sounds that are created come from pre-recordings of piano, harp, guitar and vibraphone. Along with the sounds, various color lights emanate from the seats of "The Swings." When adjacent swings move in synchronicity complex melodies are created. This rewarding interaction further pushes for cooperative behaviors among its participants.

As part of "The Swings" installation tour, Daily tous les jours will study the social impact of this placemaking initiative. The artists cooperative will gather the following from The City of West Palm Beach: socioeconomic data, an existing tensions, current "state" of place prior to the installation of "The Swings." The data gathered will assist in understanding usage and cooperative patterns among it users. The data will be gathered via an integrated webcam that will determine interaction frequency, duration, synchronicity patterns, and occurrence in relationship to eternal variables. Furthermore, they will interview onlookers, participants, and merchants, etc., to understand how the sociability of the work contributes and/or affects the quality of everyday life. The goal of this study is to understand the impact interactive public art and its placemaking can have on a specific site and its' participating city.

In April of 2015, Daily tous les jours, was awarded a Knight Foundation grant as part of their Knight Cities Challenge. This partial grant will allow "The Swings" to tour four Knight cities across the US. The City of West Palm Beach will inaugurate the four-city tour.

The Downtown Development Authority will take the lead on the project, which will be installed in the private, vacant lot in the 500 block of Clematis Street that was formerly known as the "vacant Sewell lot." The Downtown Development Authority will contract with the owner of this lot, the Knight Foundation and the Daily tous les jours art collective. As project manager, the DDA will be responsible for all technical, logistical, administrative, financial, security, public relations and marketing for the exhibit. The Swings will be free and open daily from February 4 through March 6, 2016 during the daytime and evening hours.

Resolution No. 331-15 approves an interlocal agreement between the City and the DDA. The City will agree to provide \$35,000 in AiPP funds toward the cost of bringing "The Swings" to West Palm Beach. The DDA will include the City in all marketing and public relations related materials.

Resolution No. 337-15(F) appropriates the funding.

Fiscal Note:

Upon approval, the balance in the Reserve for Future Projects will be approximately \$382,724.

8. **Resolution No. 334-15 approving a Landscape Maintenance Memorandum of Agreement (MMOA) with Florida Department of Transportation (FDOT) agreeing to maintain the improvements to a retention pond for Military Trail adjacent to the Tara Cove development; and**

Resolution No. 335-15 authorizing the Mayor to enter into a Right-of-Way (ROW) Maintenance Agreement with Tara Cove.

RESOLUTION NO. 334-15: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR LANDSCAPING WITHIN A RETENTION POND AT TARA COVE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 335-15: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A RIGHT-OF-WAY MAINTENANCE AGREEMENT WITH KENNEDY HOMES RELATED TO THE TARA COVE DEVELOPMENT AND THE OBLIGATIONS UNDER A LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20626

Staff Recommended Motion:

Approve Resolution No. 334-15 and Resolution No. 335-15.

Background:

On January 6, 2015, the City approved a 50 unit townhouse development on Military Trail known as Tara Cove. The developer, Kennedy Homes, LLC wishes to make landscape improvements to the FDOT retention pond adjacent to the development. In order to do so, the FDOT requires a Landscape Maintenance Memorandum of Agreement (MMOA) with the City.

LANDSCAPE MAINTENANCE AGREEMENT: Pursuant to the Landscape Maintenance Agreement with FDOT, the City will agree to: maintain the retention pond, landscape plants, fountain and irrigation system installed by the developer, Kennedy Home, fertilize all plants; mulch the planting beds; keep the landscape free of weeds; prune the plants and mow any turf areas. Pursuant to the agreement the City also agrees to be responsible for all water and electrical fees related to such irrigation system. The Agreement requires that if the City contracts with a third party to provide the maintenance services, the City's contract must require such third party to utilize Homeland Security's E-Verify system to verify the employment of all new employees hired during the contract term. Additionally, the Agreement sets forth the required insurance coverage for such third party and the certificates of insurance must name FDOT as an additional insured. The term of the Agreement is 25 years. Resolution No. 334-15 approves the Landscape Maintenance Agreement with FDOT.

The City will enter into a Landscape Maintenance Memorandum of Agreement with FDOT assuming the maintenance obligations arising from the Developer's improvements in the FDOT right-of-way; provided that the Developer will enter into a Right-of-Way Maintenance Agreement with the City to assume the City's obligations under the Landscape Maintenance Memorandum of Agreement.

RIGHT OF WAY MAINTENANCE AGREEMENT: The City intends to transfer its maintenance obligations under the Landscape Maintenance Agreement to the developer, Kennedy Homes. Resolution No. 335-15 approves a Right-of-Way Maintenance Agreement with Kennedy Homes which provides for the developer to assume all of the City's maintenance obligations of the Landscape Maintenance Agreement.

COMMISSION DISTRICT - The subject area is located in Commission District No. 2, Commissioner Cory Neering.

9. **Resolution No. 342-15 approving a Right-of-Way (ROW) Maintenance Agreement with Jag-Star West Palm Beach, L.L.C. to maintain a portion of Executive Center Drive.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A RIGHT-OF WAY MAINTENANCE AGREEMENT WITH JAG-STAR WEST PALM L.L.C., TO MAINTAIN A PORTION OF EXECUTIVE CENTER DRIVE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20627

Staff Recommended Motion:

Approve Resolution No. 342-15.

Background:

Jag-Star West Palm Beach, L.L.C., has developed a project known as the Jefferson Palm Beach, a multifamily residential development consisting of 282 units approved by Resolution No. 40-13 on March 18, 2013 by the City Commission. The property is 11.14 acres and is located at 300 Courtney Lakes Circle.

As part of the project, the developer installed a corner plaza consisting of concrete sidewalks, concrete flush curbs, crushed shell aggregate and landscaping as well as 12 Royal Palms along the Executive Center Drive right-of-way. Approval of this Right-of-Way Maintenance Agreement provides for the developer to assume all maintenance.

10. **Resolution No. 327-15 authorizing the Mayor to execute a locally funded agreement with the State of Florida Department of Transportation, to provide \$35,000.00 toward the Downtown West Palm Beach Transportation Management Initiative.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A LOCALLY FUNDED AGREEMENT WITH THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, TO PROVIDE FUNDING TOWARDS THE DOWNTOWN WEST PALM BEACH TRANSPORTATION MANAGEMENT INITIATIVE THROUGH SEPTEMBER 30, 2016; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20633

Staff Recommended Motion:

Approve Resolution No. 327-15.

Background:

Resolution No. 327-15 authorizes the Mayor to execute a locally funded agreement with the Florida Department of Transportation (FDOT) to continue FDOT's participation and funding toward the Transportation Management Initiative through Fiscal Year 2015-2016. The City will pay FDOT the sum of Thirty Five Thousand (\$35,000.00) for its services. FDOT's share under this agreement is \$15,000.00, for a total cost of \$50,000.00.

As part of the Transportation Concurrency Exception Area (TCEA) adopted by the City in 1997 and Palm Beach County, and included in their respective Comprehensive Plan's Transportation Elements, the City of West Palm Beach was required to implement a series of programs and strategies in order to address congestion within the downtown. In January 2002, a meeting of downtown West Palm Beach stakeholders was held to discuss solutions to traffic congestion. City leaders, County leaders, representatives of the Florida Department of Transportation (FDOT) and the Downtown business community reached clear consensus that one effective solution to traffic would be to establish a Downtown West Palm Beach Transportation Management Initiative (TMI). The City of West Palm Beach and the FDOT have periodically executed joint participation agreements to fund the TMI. The TMI is a public/private initiative that provides transportation assistance to employers, commuters, residents, and the Downtown business community. In addition, it serves as a forum for coordinating public and private efforts relating to transportation issues. The purpose of the TMI is to address downtown West Palm Beach traffic congestion and parking demand by encouraging and promoting alternatives to single occupancy vehicles in the downtown.

South Florida Commuter Services (SFCS), the regional commuter assistance program of FDOT, was contracted to operate the TMI. In June 2002, a full time Program Coordinator was hired and the TMI started operations. Since that time, and on an annual basis, the City and the FDOT have extended this agreement in which the City agrees to pay its annual share towards the project's cost in order to fulfill the TCEA requirements and to promote alternative modes of transportation in the City.

In total, for FY 2015-2016, the City will contribute the sum of Thirty Five Thousand (\$35,000.00) towards this agreement, which is the same amount the City has contributed for the last few years, while FDOT's share under this agreement is \$15,000.00, for a grand total of \$50,000.00. These amounts will fund approximately 20 hours per week of SFCS staff dedicated to West Palm Beach TMI functions, with the rest of their time being dedicated to Countywide TMI tasks.

Pursuant to the Agreement, the City agrees to utilize the Federal government e-Verify system to verify the employment of new employees.

Fiscal Note:

The \$35,000 will come from the FY 2014-15 General Fund for Planning under Account No. 001-033220-515-500340.

11. **Resolution No. 347-15 authorizing the submittal of an application to the United States Environmental Protection Agency (EPA) for the 2016 Brownfields Program Clean-up Grant, up to \$200,000.00, and authorizing the Mayor to execute all documents necessary to receive and utilize the grant funds.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FOR A BROWNFIELD CLEAN-UP GRANT; AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO RECEIVE AND UTILIZE THE GRANT FUNDS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20634

Staff Recommended Motion:

Approve Resolution No. 347-15.

Background:

The City's Department of Housing and Community Development (HCD) is partnering with the Palm Beach County Department of Economic Sustainability to submit a grant application to the United States Environmental Protection Agency (EPA) for the purposes of receiving funds for environmental remediation of the site located at 1400 Henrietta Ave, West Palm Beach, FL, which is currently being operated as Henrietta Urban Farm. The Site is comprised of one parcel of land totaling \pm 1.52-acres and is currently undeveloped, but is being used by Urban Growers Community Economic Development Corporation as a pilot urban farm. The farm is growing vegetables in above ground pots to avoid planting in contaminated soil. Sanborn Maps show the site was a development with residences as early as 1924. The residences were removed from the Site and an apartment complex and restaurant were constructed at the Site in the mid-1950s. The apartment complex and restaurant were removed from the Site in the late 1990s. The Site has remained vacant and undeveloped until occupied by the Henrietta Urban Farm in 2014.

Funding was received in 2014 through a grant provided through the Palm Beach County Department of Economic Sustainability (DES) and the Treasure Coast Regional Planning Council to evaluate the site for environmental contaminants. Both a tier one and tier two environmental assessment were completed. Soil and groundwater testing revealed the presence of contaminants of concern (COCs) at the Site. The COCs that were documented in the groundwater were chloroform, phenols and metals. These detections were below groundwater target levels and therefore not considered to be contamination, however, based on the low level detection of multiple COCs in the groundwater, a conservative approach would be to not use ground water for irrigation of planted

vegetables. Soil test did reveal some presence of petroleum-derived contaminants(BaPs). No indication of discharges, spills or environmental incidents were identified during the Phase I assessment that would explain the presence of the petroleum-derived contaminants(BaPs) in the soil at the Site. Based on the results of this assessment, it was recommended that the on-site soil not be used for planting vegetables/fruits.

If the City receives grant funding it would assist in replacing the potentially contaminated top soil. Clean-up of the soil at the site will allow for soil plantings that would enhance the Site as a potential urban farm and also ease the way for any future development of the Site. Palm Beach County DES is contributing staff time to assist in writing the grant proposal and with community outreach activities that are necessary components of the grant application. Other community entities are providing letters of support including the Coleman Park Neighborhood Association, the West Palm Beach Housing Authority, the Urban League and other community partners.

If awarded the grant, the City will be required to:

- 1) Provide a 20% cost share. The maximum grant award is \$200,000 therefore the City's maximum contribution is \$40,000. Staff has identified in kind contributions, including the value of the land that are equal to or greater then the maximum cost share requirements.
- 2) Provide minimal staff time to assist the County with implementation efforts, which may include procurement of services to provide the environmental clean-up.

Additionally, if awarded, the City will have approximately 10 days to execute a grant agreement. A form of the required grant agreement was not available to staff for review at the time of this agenda item.

The grant application deadline is December 18, 2015.

Fiscal Note:

No fiscal impact.

12. Resolution No. 352-15 approving the railroad Crossing Agreement with All Aboard Florida.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A CROSSING AGREEMENT AMONG FLORIDA EAST COAST RAILWAY, LLC, ALL ABOARD FLORIDA - OPERATIONS LLC AND THE CITY OF WEST PALM BEACH FOR IMPROVEMENTS TO RAILWAY CROSSINGS COVERED BY EXISTING CROSSING LICENSE AGREEMENTS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20636

Staff Recommended Motion:

Approve Resolution No. 352-15.

Background:

All Aboard Florida (AAF) is developing an intercity passenger rail service from Miami to Orlando, by installing a second track within FECR's railway right-of-way.

The City holds various license agreements for 28 crossings within the corridor. Pursuant to the license agreements, the City is responsible for all or a portion of the costs related to the addition of the new track improvements made to each crossing.

Under the subject Crossing Agreement, AAF has agreed to incur all costs related to the installation of the new tracks. The City will continue to pay the annual signal maintenance fees and roadbed maintenance fees for the crossings once construction is completed.

Resolution No. 352-15 approves the Crossing Agreement with FECR and AAF.

Fiscal Note:

Crossing maintenance is done on an as needed basis. Under the Railroad Crossing Agreement, FECR will provide its maintenance plans for each fiscal year by the prior April, so such costs can be included in the budget. The County has estimated that future maintenance costs will increase by approximately 30% per crossing.

13. **Resolution No. 345-15 expressing the City's opposition to the Comprehensive Plan Amendment for Indian Trails Grove (LGA 2015-017).**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, EXPRESSING THE CITY'S OPPOSITION TO THE COMPREHENSIVE PLAN AMENDMENT FOR INDIAN TRAILS GROVE (LGA 2015-017); PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20635

Staff Recommended Motion:

Approve Resolution No. 345-15.

Background:

Palm Beach West Associates I, LLLP, is the owner/developer of land included in a rezoning and waiver request application for the property to be known as the Indian Trails Grove to a Planned Unit Development to allow a rezoning from the Agricultural Production and the Agriculture Residential Zoning District to a Planned Unit Development Zoning District and to allow 65% of the local streets within the PUD to terminate in a cul-de-sac. Concurrent with the rezoning and waiver application are Unified Land Development Code Text Amendments to acknowledge the RR-1.25 land use plan category and permit RR-1.25 land use category. The subject parcel is generally

located west of 180th Avenue North, which is approximately 2 miles west of Seminole Pratt Whitney Road. The limits of the project extend from approximately 94th Street North to the north and to 50th Street North to the south. The subject property consists of approximately 4,929.304 acres. The request is to change the future land use designation from Agricultural Production and Rural Residential, 1 unit per 10 acres to Rural Residential, 1 unit per 1.25 acres. The Land Use Plan Amendment Application Traffic Statement analysis states "several of the links within the project's radius of development influence do not meet the applicable level of services standards as outlined in the Palm Beach County Comprehensive Plan. The Palm Beach County Traffic Division has also found that the above referenced project, revised July 16, 2015, does not meet Policy 3.5-d of the Land Use Element of the Palm Beach County Comprehensive Plan.

14. **Resolution No. 329-15 approving a First Amendment to the Agreement between the City, the West Palm Beach Community Redevelopment Agency, All Aboard Florida - Operations, LLC, and its related entities.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A FIRST AMENDMENT TO THE AGREEMENT WITH THE WEST PALM BEACH COMMUNITY REDEVELOPMENT AGENCY, ALL ABOARD FLORIDA – OPERATIONS LLC, PBC INVESTMENTS AND ACQUISITIONS LLC; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20637

Staff Recommended Motion:

Approve Resolution No. 329-15.

Background:

On April 27, 2015, the City and CRA approved an agreement with All Aboard Florida and its related entities ("All Aboard"). The Agreement provides for the construction by All Aboard of a Station Roadway from Evernia to Datura, an additional connector roadway from Datura to Clematis, the purchase from All Aboard of Parcels 6 and 7 (for the additional roadway) by the City, and the maintenance of the roadways by All Aboard. The Agreement also provides for the transfer of TDRs by the City to All Aboard for its residential project to be located off Evernia Street between Rosemary and Quadrille. The Agreement requires the CRA to reimburse All Aboard for its costs to acquire Parcels 6 and 7 and to construct the additional roadway (a total investment of \$3,800,000.00). The purchase price of the TDRs sold shall be credited against All Aboard's investment. The CRA will make annual payments towards the balance until paid. The amount of the annual payment is calculated based on the incremental increase in the value of the properties bordered by Clematis Street on the north, Quadrille Boulevard on the east, Rosemary Avenue on the west and Fern Street on the south.

The square footage of All Aboard's project has increased from 285,000 square feet, as provided for in the Agreement, to a current estimate of 367,215 square feet (in addition to the train station square footage), and All Aboard has requested to purchase additional

TDRs from the City. This Amendment will increase the TDRs from 121,138 to up to 216,810. At a price of \$10.90 per square foot, this will increase All Aboard's purchase price from \$1,320,000.00 to \$2,363,229.00 and will reduce the CRA's reimbursement obligation from \$2,480,000.00 to \$1,436,771.00.

The proposed Amendment also extends the deadline for All Aboard to present to the City the proposed costs of the improvements to Parcels 6 and 7 for the additional roadway and the deadline to negotiate a maintenance agreement for the roadways.

15. **Resolution No. 351-15 approving terms for the lease by the City of space in the Paradise Place shopping center, located at 4075 Haverhill Road, to serve as a temporary location for Fire Station #9 and Resolution No. 356-15(F) to provide funding for lease and utility payments.**

RESOLUTION NO. 351-15: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING THE PROPOSED TERMS FOR THE LEASE OF SPACE IN THE PARADISE PLACE SHOPPING CENTER LOCATED AT 4075 HAVERHILL ROAD TO SERVE AS A TEMPORARY LOCATION FOR FIRE STATION #9; AUTHORIZING NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 356-15(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2015/2016 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE FIRE ASSESSMENT FEE FUND TO PROVIDE APPROPRIATIONS FOR LEASE AND UTILITY PAYMENTS AT THE SPACE IN PARADISE PARK SHOPPING CENTER TO SERVE AS A TEMPORARY LOCATION FOR FIRE STATION #9; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20639

Staff Recommended Motion:

Approve Resolution No. 351-15 and Resolution No. 356-15(F).

Background:

The Fire Department has identified an area of the City as an under serviced area. The Fire Department has identified space in the Paradise Place shopping center located at 4075 Haverhill Road to serve as the temporary location of Fire Station #9 while a permanent site and facility is secured. It is the intention of the Fire Department to provide emergency services from this temporary facility to the geographical area south of 45th Street between Haverhill Rd. and Jog Rd. south to Okeechobee Blvd. with one (1) Rescue apparatus staffed with three (3) firefighters on a continuous twenty-four (24) hour schedule. The result of this increased service level will be a reduction in emergency

response times to this area of the city that has been identified as an under serviced area by the Fire Department. The improved response time in this area will then fall in line with the average emergency response times provided to all other areas of the city.

It is estimated that this temporary space will be needed for approximately 24 - 36 months. The proposed terms are:

Lease Term: 3 years

Gross Rent:	Year 1:	\$3,800.00 per month/\$45,600.00 per year
	Year 2:	\$3,990.00 per month/\$47,880.00 per year
	Year 3:	\$4,189.50 per month/\$50,274.00 per year

City to be responsible for all utilities.

Space to be delivered "As Is"

The lease will require (i) an indemnification of the landlord by the City for claims arising from the City's use of the leased premises, for any breach or default under the lease, or any liens caused by the City; and (ii) adding the landlord as an additional insured to the City's insurance.

Staff desires to negotiate the lease with the property owner with a goal of opening the station for service in January, 2016.

Paradise Place is located in Commission District 4 - Commissioner James.

Fiscal Note:

After this transfer, the balance in the Reserve for Future Projects account will be approximately \$537,827. Lease and utility payments will be budgeted in the general fund beginning in fiscal year 2017.

16. **Resolution No. 364-15(F) providing appropriations of \$1,848,542 for previously approved projects within the Information Technology Fund.**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2015/2016 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE INFORMATION TECHNOLOGY FUND TO PROVIDE APPROPRIATIONS FOR THE CARRYFORWARD OF FUND BALANCE FOR PREVIOUSLY APPROVED PROJECTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20641

Staff Recommended Motion:

Approve Resolution No. 364-15(F).

Background:

Annually, the Finance Department brings before the City Commission certain budget amendments for projects that were approved in the previous fiscal year but were not fully expended or encumbered.

The following were budgeted in the Information Technology Fund during the fiscal year 2014/2015 and need to be re-budgeted in fiscal year 2015/2016 to complete the projects:

\$1,188,542 - Improvements Other Than Buildings - P-25 Radio Systems & Towers
\$ 660,000 - Other Contractual Services - IT One-Time Cost
\$1,848,542 - Total Carryforward

Fiscal Note:

No fiscal impact - Carryforward of funds for projects not yet completed.

17. **Resolution No. 367-15 approving the declaration of the intent of the City to issue Special Obligation Bonds in order to, among other things reimburse itself from the proceeds of such Special Obligation Bonds for funds advanced by the City for certain expenses incurred with respect to the acquisition, construction and equipping of certain projects; authorizing certain incidental actions and**

Resolution No. 368-15(F) providing the funding for the purchase of police vehicles prior to the issuance of the bonds.

RESOLUTION NO. 367-15: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, DECLARING THE OFFICIAL INTENT OF THE CITY OF WEST PALM BEACH TO ISSUE SPECIAL OBLIGATION BONDS IN ORDER TO, AMONG OTHER THINGS, REIMBURSE ITSELF FROM THE PROCEEDS OF SUCH SPECIAL OBLIGATION BONDS FOR FUNDS ADVANCED BY THE CITY FOR CERTAIN EXPENSES INCURRED WITH RESPECT TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF CERTAIN PROJECTS; AND AUTHORIZING CERTAIN INCIDENTAL ACTIONS.

RESOLUTION NO. 368-15(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2015/2016 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE GENERAL FUND AND THE FLEET REPLACEMENT FUND BUDGETS TO PROVIDE APPROPRIATIONS FOR THE PURCHASE OF

VEHICLES PRIOR TO THE ISSUANCE OF SPECIAL OBLIGATION (SO) BONDS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20643

Staff Recommended Motion:

Approve Resolution No. 367-15 and Resolution No. 368-15(F).

Background:

The City of West Palm Beach will be issuing bonds for capital improvements. Prior to the issuance the City will need to make purchases related to the Capital plan out of existing City funds. Once the bond proceeds are available, the City would like to have the funds expended reimbursed from the proceeds of the bonds.

The United States Treasury Regulations §1.150-2 prescribe conditions under which proceeds of bonds, notes or other obligations used to reimburse advances made for capital and certain other expenditures paid before the issuance of such Bonds will be deemed to be expended or properly allocated to expenditures for purposes of Sections 103 and 141-150 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder upon such reimbursement so that the proceeds so used will no longer be subject to requirements or restrictions under those sections of the Code. The IRS Regulations require that there be a declaration of official intent not later than 60 days following payment of the original expenditures, and that the reimbursement occur within certain prescribed time periods after the original expenditures are paid or after the property resulting from that original expenditure is placed in service.

The City Commission expects to provide for the issuance by the City of its Special Obligation Bonds in a principal amount not to exceed \$40,000,000 for the purpose of financing the cost of acquisition, construction and equipping of certain projects, including, but not limited to, Parks and Recreation Improvements, Transportation Improvements, IT Improvements, Fleet Complex Improvements, Fleet Acquisition, Police Vehicles Acquisition, and Public Safety (Police; Fire Rescue) Facilities Improvements. The City expects to make original expenditures toward one or more of these projects that will be reimbursed from proceeds of the Special Obligation Bonds.

The funding for the advance purchase of police vehicles will be as follows:

Fleet Replacement	-\$550,000
Contingency	-\$200,000

Resolution No. 367-15 is the declaration of official intent to make certain expenditures to be reimbursed by the Bond proceeds, as required by the IRS regulations.

Fiscal Note:

The final funding source will be proceeds from a debt offering. The advance funding will be from general fund Contingency and the reserve account in the Fleet Maintenance Fund. After this transaction, the funds available in the general fund Contingency account will be approximately \$143,600 and the funds available in the Fleet reserve account will

be approximately \$49,700. All advance funds will be reimbursed from the bond proceeds.

COMMENTS FROM THE PUBLIC FOR NON-AGENDA ITEMS:

RESOLUTION (18):

18. **Resolution No. 355-15 approving a Reimbursement Agreement between the City of West Palm Beach and CityPlace Hotel, LLC; and Resolution No. 357-15(F) to provide funding of \$30,000 for the contribution.**

RESOLUTION NO. 355-15: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, APPROVING A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND CITYPLACE HOTEL, LLC. TO ASSIST WITH THE FUNDING OF THE PEDESTRIAN IMPROVEMENTS TO THE OKEECHOBEE BOULEVARD INTERSECTION AT FLORIDA AVENUE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESOLUTION NO. 357-15(F): A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AUTHORIZING THE APPROPRIATION OR TRANSFER OF CITY FUNDS IN FISCAL YEAR 2015/2016 IN ACCORDANCE WITH SECTION 4.03 OF THE CITY CHARTER OF THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PURPOSE OF AMENDING THE GENERAL FUND BUDGET TO PROVIDE APPROPRIATIONS FOR THE PURPOSE OF CONTRIBUTING FUNDS TO CITYPLACE HOTEL, LLC FOR A PORTION OF THE OKEECHOBEE BOULEVARD INTERSECTION IMPROVEMENTS; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20640

Staff Recommended Motion:

Approve Resolution No. 355-15 and Resolution No. 357-15(F).

Background:

In accordance with the conditions of Resolution No. 329-13 approving the Level III Site Plan for a new Hilton Hotel adjacent to the Palm Beach County Convention Center, CityPlace Hotel is required to design, permit and construct the pedestrian improvements to the west side of the Okeechobee Boulevard intersection at Florida Avenue/South Rosemary Avenue. City staff conducted meetings on April 16, 2015 and September 4, 2015 with representatives of the Florida Department of Transportation (FDOT), Palm Beach County, the Downtown Development Authority, Related and numerous consultants to discuss plans for an enhanced crossing at Okeechobee Boulevard and Florida Avenue in anticipation of a new Hilton Hotel opening at the southwest corner of this intersection. The Construction Plans for Okeechobee Boulevard Intersection Improvements dated September 2015, prepared by Kimley Horn and consisting of seven

pages, is attached to the Agreement and these plans have been approved by Palm Beach County and currently are under review by the Florida Department of Transportation. As the owner of the adjacent Okeechobee median, the City agrees to contribute \$30,000 towards the total improvement cost of approximately \$200,000.

Because the City is desirous of having these improvements completed in conjunction with the opening of the new Hilton Hotel, the Agreement requires all work to be completed within 90 days of the issuance of the hotel's Temporary Certificate of Occupancy (TCO) which CityPlace Hotel hopes to have in mid-December 2015. The improvements include, but are not limited to, a modification to the design of the median curbing to reduce the amount of roadway pavement that a pedestrian must cross, enhanced pedestrian crossing timing, installation of wrong way signage and improvements to the signal phasing plan for seamless pedestrian crossing and impacts to U/turn movements. On a related matter, the FDOT will also be lowering the speed limit within this corridor to 35 mph and conducting feasibility studies for enhancing lighting throughout the corridor.

Fiscal Note:

After the transfer, the balance in the Contingency account in the General Fund will be approximately \$243,678.

PUBLIC HEARINGS (19 – 20):

19. **Public Hearing and Second Reading of Ordinance No. 4606-15 amending Section 34-41(a); enforcement of noise control regulations.**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE CODE OF ORDINANCES AT CHAPTER 34 (ENVIRONMENT) ARTICLE II (NOISE CONTROL REGULATIONS), SECTION 34-41 (ENFORCEMENT) TO REVISE THE METHOD OF ENFORCEMENT OF NOISE VIOLATIONS; PROVIDING A CONFLICTS CLAUSE, A CODIFICATION CLAUSE, AND A SEVERABILITY CLAUSE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20638

Staff Recommended Motion:

Approve Ordinance No. 4606-15.

Background:

Chapter 34 of the Code of Ordinances regulates enforcement of sound levels within City limits. Section 34-41 currently allows enforcement only if a code enforcement officer receives a complaint from a complainant regarding a violation. Staff recommends changing Section 34-41 to encompass violations observed by a code enforcement officer.

20. **Resolution No. 318-15 declaring a portion of City owned property east of and adjacent to Northbridge Centre to be surplus and waiving the appraisal**

requirement; and

Public Hearing and First Reading of Ordinance No. 4602-15 approving a Second Amendment to Reciprocal Easement and Development Agreement between the City and Gaedeke Holdings, Ltd.

RESOLUTION NO. 318-15: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, FINDING THAT THE PROPERTY LOCATED EAST OF AND ADJACENT TO NORTHBRIDGE CENTRE AND CONSISTING OF 2,157 SQUARE FEET, IS NOT NEEDED FOR CITY PURPOSES AND IS DECLARED TO BE SURPLUS; AUTHORIZING CITY STAFF TO NEGOTIATE AN AGREEMENT TO EXTEND THE TERM OF THE LEASE WITH GAEDECKE HOLDINGS, LTD.; WAIVING THE APPRAISAL REQUIREMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

ORDINANCE NO. 4602-15: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA APPROVING A SECOND AMENDMENT TO THE RECIPROCAL EASEMENT AND DEVELOPMENT AGREEMENT BETWEEN THE CITY AND GAEDEKE HOLINGS, LTD. TO EXTEND THE TERM OF THE LEASE OF CERTAIN PROPERTY LOCATED EAST OF AND ADJACENT TO NORTHBRIDGE CENTRE CONSISTING OF 2,157 SQUARE FEET TO OCTOBER 7, 2031; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Agenda Cover Memorandum No.: 20628

Staff Recommended Motion:

Approve Resolution No. 318-15 and approve Ordinance No. 4602-15 on First Reading and schedule a Public Hearing and Second Reading for January 4, 2016.

Background:

In 1984, the City entered into a Reciprocal Easement and Development Agreement ("Easement Agreement") with the developer of the Northbridge Centre. The cul-de-sac driveway access for the Northbridge Centre was to be located on lands owned in part by the developer and in part by the City and required cross access easements from both parties. In this Easement Agreement, the City and developer each granted to the other perpetual, non-exclusive easements to use the common access for vehicular and pedestrian access and parking. The term of the Easement Agreement is for 40 years with automatic annual renewals for so long as the common areas are required for either the Northbridge Centre or the adjacent City owned property.

In 1995, the Agreement was amended ("First Amendment") to expand the property subject to the Easement Agreement for additional parking spaces for a bank tenant of Northbridge Centre, and to provide that the parking areas would be leased to the developer for its exclusive use until October 7, 2022, unless the lease is extended by approval of the City Commission. The expanded area is 2,157 square feet. The rent is

increased by CPI annually and the Northbridge Centre is currently paying \$12,555.45 per year for six parking spaces.

Northbridge Centre has requested the City to amend the Agreement to extend the term of the lease of the parking areas to October 7, 2031 to correlate with the term of a lease with the existing bank tenant. The Second Amendment also clarifies the location of the parking area described in the First Amendment by replacing the exhibit showing the parking areas. As the lease extension is for a term greater than five (5) years, the Code requires that the property be declared surplus and the Second Amendment be approved by Ordinance.

Section 2-31(27)(c) of the City Code requires an appraisal for any city property which is assessed for more than \$50,000.00 unless waived by the unanimous vote of the City Commission. Northbridge Centre is currently paying rent of approximately \$175.00 per month per parking space. According to the City's Parking Administrator, the monthly parking fee for a City parking garage \$85.00 and the industry standard for a reserved parking space is 1.5 times the standard rate (which would be \$127.00). Because the rental under the lease, which escalates annually, exceeds the rate for a reserved parking space, staff recommends waiver of the appraisal requirement.

The Northbridge Center is located in Commission District 3 - Commissioner Paula Ryan.

OTHER BUSINESS:

COMMENTS BY THE CITY COMMISSIONERS:

COMMENTS BY THE MAYOR:

ADJOURNMENT:

NOTICE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION OF THE CITY COMMISSION AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THAT PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY OF WEST PALM BEACH DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



COMMENTS BY THE PUBLIC

REQUIRED INFORMATION:

NAME: _____

PHONE: _____

ADDRESS: _____

I support _____ I oppose _____

E-MAIL ADDRESS: _____

I do not wish to speak, but please read my comment as follows:

IS THIS ITEM ON AGENDA?

Item # _____

GENERAL COMMENT _____

DISCLOSURE: ☐ YES ☐ NO: In connection with the matter about which I am commenting, I have been promised or have received something of value that exceeds \$50.00.

If you are presenting and/or providing testimony during the public hearing portion of the agenda, you are required to complete and sign the following oath.

I swear /affirm, under penalty of perjury, that the evidence, factual representation or disclosure I am about to give or present to this Board at the public hearing held this _____ day of _____, 20____ is truthful.

Signature _____

"PLEASE READ DISCLOSURE AND RULES OF PROCEDURE ON BACK OF CARD"

DISCLOSURE: The policy of the City requires disclosure of the receipt or the promise of something of value that exceeds \$50.00 in connection with any matter about which a speaker is commenting.

ADDRESSING THE COMMISSION OR BOARD: When your name is called, please step up to the podium and state, for the record, your name and address. All comments shall be directed to the Commission or Board and not directed to a member or to the general public. Persons addressing the Commission or Board shall limit, their remarks to three minutes.

Any person making personal, impertinent or slanderous remarks or who becomes boisterous while addressing the Commission or Board, or while attending the Commission or Board meeting, shall be removed from the meeting room and/or property if the sergeant-at-arms is so directed by the presiding officer, and such person shall be barred from further audience before the Commission and or board.

COURTESY: All electronics devices, including cell phones and pagers, shall be either turned off or otherwise silenced. Loud and/or prolonged conversations shall be conducted outside the Commission Chambers.

COLEMAN PARK NEIGHBORHOOD ASSOCIATION MEETING

December 10, 2015

A G E N D A

*Never doubt that a small group of committed people
can change the world.....Margaret Mead*

OPEN WITH PRAYER

- *WELCOME & ANNOUNCEMENTS*

OLD BUSINESS:

- SPECIAL MEETING-Rev. Kevin L. Jones
"Let's come together"
- HABITAT FOR HUMANITY.....Nadine Dennis
- COMMUNITY FARM.....Stewart Bosley

NEW BUSINESS:

- SPECIAL MEETING-Stacey Amodio
"Special Projects Coordinator, PBC Board of County
Commissioners"
- HABITAT FOR HUMANITY.....Nadine Dennis

MEETING ADJOURNED

-PLEASE SEE ATTACHED INFORMATION SHEET-

NEXT MEETING ☺

***JANUARY 14, 2016 – 6:00PM**

**[6:00-7:00pm]
subject to change

FYI:

COME AND HANG OUT WITH THE

“SMART C.A.T.S”

[Coleman Area Talented Seniors]

EVERY FRIDAY

11:00-1:00

[Speakers; Games, etc.]

“LUNCH”

Questions, transportation concerns, R.S.V.P. to 561-804-4965

=====

 **Reminder to all CPNA members who have not paid:**

Membership dues are due; \$20.00 per family each year = October 1st - September 30th is the fiscal year. Since October 1, 2011, “Business” dues are \$50.00 per business. Please see Ms. Nellie Cooper [Treasurer] for payment.

***CPNA 2016 MEETING DATES:**

January 14

April 14 = *May be postponed?*

July 14

October 13

**[6:00-7:00pm]*

**subject to change*

MEETING SIGN-IN SHEET

PURPOSE OF MEETING: CPNA MEETING
LOCATION: Coleman Park Community Center

DATE: Thursday, DECEMBER 10, 2015
ROOM: Community Room

NAME	ADDRESS	ASSOCIATION/ORG.	TELEPHONE OR CELL NUMBER	EMAIL ADDRESS
Payette Richardson	1026 23rd St	CPNA	561 801 3769	payette@reel.com
Carly Gardner	1018 23rd	CPNA	561-670-1018	cgardner@reel.com
GREG VADAY	PBC 1026 23rd Ave.	PBC	561-233-3630	greg@reel.com
NADIA LOCKE	1775 W. Las Olas Blvd	ESciences	954 484 8500	NLocke@essciencesinc.com
Maya Locke	1775 W Las Olas Blvd	ESciences FALL	(954) 873-1951	Mlocke2014@faw.edu
Stacey Amodeo	PBC 100 Australian Ave	PBC - DES		amodeo@pbcgov.org
Sylvia Moffett	513 35th St.	City Commissioner	561-319-6279	smoffett@pbcgov.org
Rick Reikens	12081 SE Greenway	Reikens / Hummel Farm	561-818-5381	Rick@reikens.com
Robert & Pat Brown	1109 Adams St	Urban youth	561-832-9220	P.Brown@urban.org
Nadine Dennis	Habitat PBC		561-253-2080	ndennis@habitatpbc.org



Coleman Park Neighborhood

Community Enhancement Henrietta Bridge Farm



Purpose of Presentation

- Provide overview of efforts to assist in community revitalization
- Provide overview of current EPA-funded efforts
- Describe grant proposal for cleanup of urban farm project
- Seek community input



Neighborhood Vision

- Visioning Session-150 residents attended
 - Limited access to healthy foods
 - Affordable housing
 - Open space
- *“Coleman Park has the potential to become a community that generates revenue for local businesses, jobs for the neighborhoods’ residents, and provides affordable goods and services for the neighborhood.”*



Neighborhood Initiatives

- Tamarind Avenue improvements
- Funding for +12 homes
- Dunbar Village
- Bridge pocket Project
- Multi-family affordable housing
- Urban Farm/Community Center
- Meaningful redevelopment



Coalition Grant

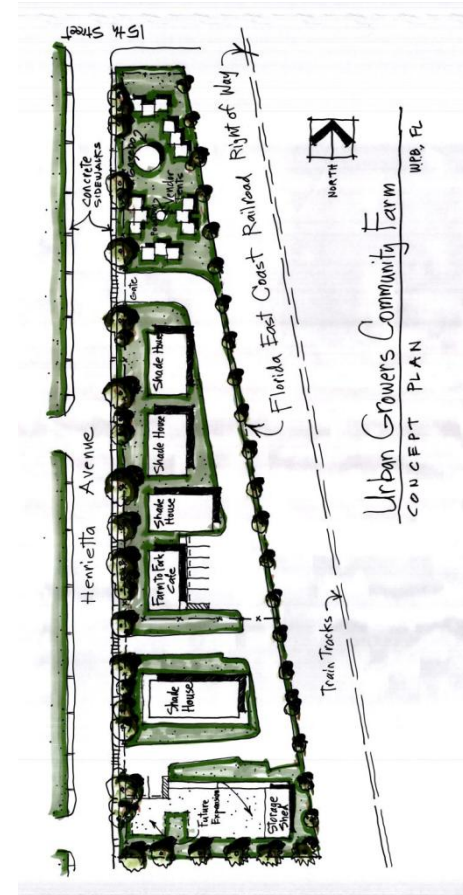


- City was a partner with Treasure Coast Regional Planning Council and Palm Beach County EPA Brownfield Assessment Grant completed in 2014
- Coleman Park and surrounding area was part of this initiative
 - 1400 Henrietta Avenue
 - 801-819 Tamarind
 - 2400-2402 Broadway
- Coalition is kick-starting a new 3-year grant
- New grant focus area is along corridor between FEC and CSX



Henrietta Avenue-Urban Farm

- Urban Growers Community Economic Development Corporation
- City tested soil and groundwater
- Found petroleum contaminants in surface soil
- City is applying for a \$200,000 cleanup grant from EPA
- City is working with several partners to support the Farm Project



Partnerships Supporting Grant Application

Organization	Description	Contribution Amount
City of West Palm Beach	Water Meter Installation	\$6,438.00
City of West Palm Beach	Electronic, TV, and Radio Media Outreach	\$25,000.00
City of West Palm Beach	Farm Grand Opening Incentives	\$2,000.00
City of West Palm Beach	Energy & Water Conservation Kits	\$7,500.00
Habitat for Humanity of Palm Beach County	General Operating Support for Farm	\$3,000.00
Quantum Foundation	General Operating Support for Farm	\$5000.00
Treasure Coast Regional Planning Council	Public Outreach and Planning	\$10,000.00
Urban Growers CEDC	Seed Capital and General Operating Support for Farm	\$50,000.00
Urban League of Palm Beach County	Public Outreach and Communications	\$10,000.00
West Palm Beach Housing Authority	Public Outreach and Marketing, Redevelopment Assistance, Workspace and Office Equipment	\$10,000.00
Total Leverage		\$128,938.00



Proposed Cleanup Plan

- Goal is to eliminate exposure to Petroleum contamination
- Remove two feet of impacted soil in areas of proposed farming
- Dispose of impacted soil at a landfill
- Install fabric liner at two-foot depth
- Replace with clean soil for planting areas



Pilot Project



Urban Farm Benefits

- Source of vegetables and fruit for community
- Educational forum
- Green market with locally produced goods
- Employment and training
- Green space and recreation
- Anchor for the neighborhood's western boundary



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

More Information

- To view the draft grant application and cleanup plan: <http://wpb.org/wp-content/uploads/2015/12/Draft-EPA-grant-application.pdf>
- Farm website: <http://www.urbangrowerscedc.org/index.html>
- City, Mr. Armando Fana, City of West Palm Beach
561-822-1250, Afana@wpb.org
- Mr. Greg Vaday, Palm Beach County
561-233-3630, Gvaday@pbcgov.org
- Mr. Stewart Bosley, Urban Growers CEDC
561-248-8068 bosley@urbangrowerscedc.org
- Ms. Nadia Locke, E Sciences
954-484-8500, nlocke@esciencesinc.com



Community Input

- Questions?
- Comments?





Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

Please tell us why you do/do not support the cleanup project

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes

☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

(Even before, since plants are in pots. The depletion will be great to be in ground - with water really having more benefit.)

4. Please provide any additional comments or questions (Use the back of this form, if needed)

Wonderfully complete presentation. Great news about not only this project but ^{the} seeding of other areas that need remediation.

5. OPTIONAL

Name:

Sylvia Moffett

Phone Number:

561-319-6279

Email Address:

smoffett@wpb.org

Please check ALL that apply:

☐ I live in the Coleman Park neighborhood

☐ I (or my children) go to school in the Coleman Park neighborhood

☐ I work in the Coleman Park neighborhood

Continued: Please provide any additional comments or questions

I am the City Commissioner for Coleman Park area +
the north end of the city. (95 to Intracoastal,
PB Lakes Blvd to end of city)



Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

Please tell us why you do/do not support the cleanup project

CRITICAL TO SUSTAINABILITY + SUCCESS
OF THE FARM, THE NEIGHBORHOOD
NEEDS THIS.

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes

☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

ALREADY DO - LOVE THE FARM TO TABLE
AND NEIGHBORHOOD FARM CONCEPT.

4. Please provide any additional comments or questions (Use the back of this form, if needed)

5. OPTIONAL

Name:

RICK REIKENIS

Phone Number:

561-818-5381

Email Address:

RREIKENIS@GMAIL.COM

Please check ALL that apply:

☐ I live in the Coleman Park neighborhood

☐ I (or my children) go to school in the Coleman Park neighborhood

☐ I work in the Coleman Park neighborhood

1. The first part of the document is a list of the names of the members of the committee.

2. The second part of the document is a list of the names of the members of the committee.

3. The third part of the document is a list of the names of the members of the committee.

4. The fourth part of the document is a list of the names of the members of the committee.

5. The fifth part of the document is a list of the names of the members of the committee.

6. The sixth part of the document is a list of the names of the members of the committee.

7. The seventh part of the document is a list of the names of the members of the committee.

8. The eighth part of the document is a list of the names of the members of the committee.

9. The ninth part of the document is a list of the names of the members of the committee.

10. The tenth part of the document is a list of the names of the members of the committee.



Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes
☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes
☐ No

Please tell us why you do/do not support the cleanup project

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes
☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

4. Please provide any additional comments or questions (Use the back of this form, if needed)

Excellent presentation, learned a lot and looking forward to the future endeavors and all the good things that will result from this.

5. OPTIONAL

Name:

Cathy D. Gardner

Phone Number:

561-670-1018 = cell

Email Address:

Cgardner29@AOL.com

Please check ALL that apply:

- ☒ I live in the Coleman Park neighborhood
☐ I (or my children) go to school in the Coleman Park neighborhood
☐ I work in the Coleman Park neighborhood

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes
☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes
☐ No

Please tell us why you do/do not support the cleanup project

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes
☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

4. Please provide any additional comments or questions (Use the back of this form, if needed)

5. OPTIONAL

Name:

James Irving

Phone Number:

882 1534

Email Address:

Please check ALL that apply:

- ☐ I live in the Coleman Park neighborhood
☐ I (or my children) go to school in the Coleman Park neighborhood
☐ I work in the Coleman Park neighborhood

Continued: Please provide any additional comments or questions

On property owner and vice president of CPNA



Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

Please tell us why you do/do not support the cleanup project

We need to remove CONTAMINANTS FROM OUR ENVIRONMENT AND

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes

☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

TO ACCESS FRESH FRUITS AND PRODUCE WITHIN 10 BLOCKS OF
NEIGHBORHOOD IS BENEFICIAL

4. Please provide any additional comments or questions (Use the back of this form, if needed)

5. OPTIONAL

Name:

STEWART W. BOSLEY, JR.

Phone Number:

561. 248.8068

Email Address:

BOSLEY@URBANGROWERSCEDC.ORG

Please check ALL that apply:

☐ I live in the Coleman Park neighborhood

☐ I (or my children) go to school in the Coleman Park neighborhood

☒ I work in the Coleman Park neighborhood

Blank lined paper with horizontal ruling lines.

Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes
☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

Team was able to cohesively present the information.

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes
☐ No

Please tell us why you do/do not support the cleanup project

critical component of current + future success of the farm. Allows for preservation of city asset.

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes
☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

Provides for economic growth in our local economy as we purchase and continue to grow healthy foods.

4. Please provide any additional comments or questions (Use the back of this form, if needed)

5. OPTIONAL

Name: _____

Phone Number: _____

Email Address: _____

Please check ALL that apply:

- ☐ I live in the Coleman Park neighborhood
☐ I (or my children) go to school in the Coleman Park neighborhood
☐ I work in the Coleman Park neighborhood

[Faint handwritten notes at the bottom of the page]



Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

Please tell us why you do/do not support the cleanup project

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes

☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

*I would support the urban farm
I like fresh vegetables + fruits*

4. Please provide any additional comments or questions (Use the back of this form, if needed)

5. OPTIONAL

Name:

Paulene Richardson

Phone Number:

561 801 3759

Email Address:

Paulene.WR@TFLand.com

Please check ALL that apply:

☒ I live in the Coleman Park neighborhood

☐ I (or my children) go to school in the Coleman Park neighborhood

☐ I work in the Coleman Park neighborhood

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Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

Please tell us why you do/do not support the cleanup project

Infect, Habitat wrote a letter of support.

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes

☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

4. Please provide any additional comments or questions (Use the back of this form, if needed)

5. OPTIONAL

Name:

Nadine T. Dennis

Phone Number:

(561) 253-2080

Email Address:

ndined@habitatpbc.org

Please check ALL that apply:

☐ I live in the Coleman Park neighborhood

☐ I (or my children) go to school in the Coleman Park neighborhood

☒ I work in the Coleman Park neighborhood

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Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes

☐ No

Please tell us why you do/do not support the cleanup project

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes

☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

*Fruits grown in containers would not be
Affected by ground contaminants*

4. Please provide any additional comments or questions (Use the back of this form, if needed)

5. OPTIONAL

Name:

Robert Brown

Phone Number:

561-254-5648

Email Address:

Big Fish 561 @ Hot mail . com

Please check ALL that apply:

☒ I live in the Coleman Park neighborhood

☐ I (or my children) go to school in the Coleman Park neighborhood

☐ I work in the Coleman Park neighborhood

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Community Enhancement Presentation
Henrietta Avenue Cleanup and Urban Farm

1. Did the presentation provide a good description of the proposed Henrietta Avenue cleanup project?

☒ Yes
☐ No

If "No", what additional information would be helpful to better understand the cleanup project?

2. Do you support the proposed Henrietta Avenue cleanup project?

☒ Yes
☐ No

Please tell us why you do/do not support the cleanup project

Growth aspect for the neighborhood is good and this is the first step.

3. After the cleanup, would you buy fruits and vegetables grown at the Henrietta Bridge urban farm?

☒ Yes
☐ No

Please tell us why you would/would not buy fruits and vegetables from the urban farm

I would buy fruit and vegetables from the urban farm
More convenient, fresh produce, jobs and I ate some of the bananas tonight.

4. Please provide any additional comments or questions (Use the back of this form, if needed)

A special day just for the senior community would be awesome.

5. OPTIONAL

Name:

Pat Dixon

Phone Number:

Email Address:

p.dixon@urbanyouthimpact.com

Please check ALL that apply:

- ☒ I live in the Coleman Park neighborhood
☐ I (or my children) go to school in the Coleman Park neighborhood
☒ I work in the Coleman Park neighborhood

10

Proposal Attachment F – Draft Analysis of Brownfields Cleanup Alternatives (ABCA)

Draft Analysis of Brownfields Cleanup Alternatives Included:

1. 1400 Henrietta Avenue, West Palm Beach, Florida – Prepared in Cooperation with the City of West Palm Beach and E Sciences, Incorporated



Analysis of Brownfields Cleanup Alternatives 1400 Henrietta Avenue West Palm Beach, Florida

This Analysis of Brownfields Cleanup Alternatives (ABCA) document was prepared in cooperation with the City of West Palm Beach, Palm Beach County and E Sciences, Incorporated (E Sciences) as a requirement for funding from the U.S. Environmental Protection Agency (EPA) for the property located at 1400 Henrietta Avenue, in West Palm Beach, Florida.

The property is currently owned by the City of West Palm Beach and is leased to Urban Growers Community Economic Development Corporation to create an urban farm. A current pilot program is underway at this location. The full-scale urban farm will provide access to fruit and vegetables to the surrounding community. The farm is currently limited to growing vegetables in aboveground pots to avoid planting in contaminated soil. According to the US Department of Agriculture (USDA) 2010 census, Coleman Park and surrounding neighborhoods are considered a food desert with low levels of access to retail outlets selling healthy and affordable foods.

I. INTRODUCTION AND BACKGROUND

a. Site Location

The Site is located at 1400 Henrietta Avenue in West Palm Beach, Florida (the Site). The Site is located in an area known as Coleman Park within the City of West Palm Beach Community Redevelopment Area. The Site is bounded to the south by 13th Street, north by 15th Street, west by Henrietta Avenue, and east by the Florida East Coast (FEC) railroad tracks. The site location is depicted on **Figure 1**. An aerial overview of the Site is included in **Figure 2**.

b. Previous Site Use and Previous Cleanup/Remediation

The Site was developed prior to 1924 for residential use. The residences were removed from the Site and an apartment complex and restaurant were constructed in the mid-1950s. The apartment complex and restaurant were removed from the Site in the late 1990s. The Site has remained vacant and undeveloped since that time until the current development of the pilot urban farm. No previous environmental remediation has been conducted at the Site.

c. Site Assessment Findings

Phase I and II Environmental Site Assessments (ESA) were completed at the Site in February 2014 and June 2014, respectively under the former Treasure Coast Regional Planning Council (TCRPC) Brownfield Coalition Assessment Grant. The historical and regulatory information review conducted as part of the Phase I ESA identified a variety of historical activities that occurred in the vicinity of the Site since the early 1900s. Several of those former land uses included activities that used, stored, or disposed of petroleum products or chemicals. These land uses included a railroad adjacent to the Site since the early 1900s, the operation of a lumber yard north of the Site from 1942 to 1965, lumber yards which operated east of the Site in 1924 and 1950, dry cleaners which operated east of the Site from 1932 to 1986, underground storage tanks discovered north of the Site in 1950 and 1952, a service station which operated west of the Site from 1937 to 1965, and a battery and auto service station that operated northeast of the Site from 1951 to 1986. While no records of contamination were identified, these operations occurred prior to the enactment and enforcement of current environmental regulations. This could result in undocumented contamination being present in the area. Although on-site contamination sources were not identified during the Phase I ESA, the City elected to conduct a Phase II ESA inclusive of soil and groundwater sampling as a conservative measure based on the proposed use of the Site as an urban garden.

Analytical results revealed the presence of Benzo(a)Pyrene compounds (BaPs) above state cleanup target levels (CTLs) in surface soils. No obvious indication of discharges, spills or environmental incidents were identified during the Phase I ESA that would explain the presence of BaPs in the soil at the Site. BaPs are petroleum-derived contaminants commonly encountered in surface soils urban areas as a result of vehicle exhaust deposition, stormwater runoff and other anthropogenic sources. Based on the results of this assessment, it was recommended that the onsite soil not be used for planting vegetables.

Benzo(a)-anthracene was detected above the FDEP leachability-based soil CTL, this contaminant was not detected above the laboratory method detection limit in the groundwater samples collected at the Site. Therefore, based on the extended period of time for which the Site has remained in the current condition without the presence of groundwater impacts or engineering controls, we do not consider contaminant leachability to be a concern for the Site.

Groundwater samples were collected from four locations located along the northern and southern boundaries of the Site based on locations of the documented offsite potential contamination sources. Groundwater samples were collected from the shallow (14 to 18 feet deep), intermediate (21 to 25 feet deep) and deep (31 to 35) aquifer intervals and analyzed for relevant contaminants of concern (COC) including extractable and volatile organic pollutants and metals for the shallow interval and volatile organic halocarbons for the intermediate and the deeper depth intervals. Groundwater analytical results did not reveal the presence of groundwater impacts above state cleanup target levels at the Site. However, based on the low level detection of multiple COCs in the groundwater, it was recommended that the groundwater not be used for irrigation at the Site as a conservative measure.

d. Project Goal

At this time, the property occupant would like to implement in-situ planting at the Site into the existing soil. A pilot urban garden is currently in place growing plants in pots but based on their the growth necessary to achieve sustainability as a viable operation, the operator would like to consider planting in specific areas to allow a larger and more varied range of vegetables and fresh produce for the community. Based on the BaP impacts documented during previous assessment, cleanup will be necessary to ensure a healthy and safe use of the soil at the farm.

The goals for this cleanup is three fold:

- To remediate soil impacts to eliminate the exposure path of contaminants so that when gardeners are in contact with soil, it is free of contamination.
- To eliminate the opportunity for contaminant uptake for consumable items planted at the Site.
- To eliminate the perception that the community is being provided contaminated land for community use and vegetable planting.

These goals can only be accomplished by cleanup. The Children's Services Council of Palm Beach County, in its Bridges Neighborhood Profiles highlights Coleman Park as an environmental justice community. The Coleman Park neighborhood suffers from an unemployment rate of 24%; has a median household income of \$18,783 compared to \$58,709 in Palm Beach County; has 65% of the community's children living below the poverty line; experiences infant mortality rates significantly higher than those in the County and is located in a food desert.

II. APPLICABLE REGULATIONS AND CLEANUP STANDARDS

a. Cleanup Oversight Responsibility

The cleanup will be overseen by the Florida Department of Environmental Protection (FDEP). Assessment and cleanup activities will be conducted in accordance with FDEP Chapter 62-780, Florida Administrative Code (F.A.C.), the state's contaminated site cleanup rule, which applies to both Brownfield and non-Brownfield sites. Based on the anthropogenic nature of the impacts, no delineation or remediation beyond property boundaries will be conducted. The "weight of evidence" approach, as presented in the document "*Guidance for Comparing Background and Site Chemical Concentrations in Soil*" prepared by FDEP dated January 2012 will be applied to support the anthropogenic nature of the contamination and eliminate the requirement off-site assessment or remediation and allow the cleanup to focus remain focused on-site and consistent with the project goals.

b. Cleanup Standards for Major Contaminants

Soil Cleanup Target Levels (SCTLs) provided in Chapter 62-777, F.A.C. were previously used and will continue to be used to define contamination and the types of contaminants present at the Site. FDEP has two types of default SCTLs: direct exposure and leachability. Direct exposure SCTLs are the most

conservative standards applied to avoid risks of health effects of exposure. Leachability based SCTLs are applied to estimate the amount of contaminant that would be necessary that, if exposed to rainwater, would likely leach into the groundwater to the degree that groundwater CTLs could be exceeded. These default SCTLs are applied to all sites, but the rules allow a risk based approach to be applied and for alternative CTLs to be applied on a site-by-site basis. The default SCTL for Direct Exposure Residential criteria will be used as the cleanup standard. For reasons cited in Section I.c above, leachability CTLs are not the driving factor in the proposed cleanup.

c. Laws and Regulations Applicable to the Cleanup

Cleanup will comply with EPA Brownfields Program requirements. Laws and regulations that are applicable to this cleanup include FDEP Chapter 62-777, and Chapter 62-780, F.A.C. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed. In addition, all appropriate permits will be obtained prior to the work commencing if necessary. The cleanup rules were created under rulemaking Authority Florida Statutes (FS) 376.303, 376.3071, 376.30701, 376.3078(4), 376.81 and implemented under FS 376.3071, 376.30701, 376.3078(4), 376.81.

III. EVALUATION OF CLEANUP ALTERNATIVES

a. Cleanup Alternatives Considered

Based on the existing assessment data and the development plans for the Site, three alternatives were considered to address contamination at the Site:

- Alternative #1: No Action
- Alternative #2: Engineering and Institutional Controls
- Alternative #3: Sitewide Source Removal

b. Evaluation of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative were considered prior to selecting a recommended cleanup alternative. Consideration of potential impacts of climate change to the remedy were also considered.

Alternative #1: No Action	
<i>Effectiveness</i>	While using the “weight-of-evidence” approach, mandatory cleanup of the impact can be disputed with the regulatory agency based on the absence of contamination source and the anthropogenic nature of the soil impacts. However, the use of the soil for planting purposes requires a higher degree of consideration to protect the health and safety of the community. The No Action alternative would not effectively remediate the contamination and would therefore be ineffective in achieving the stated goals of the project and the cleanup.
<i>Cost</i>	No costs are associated with this alternative.
<i>Implementability</i>	While implementation of No Action is feasible, it will not provide the level of assurance that no direct exposure to contamination will occur during operation of the urban, that the vegetables will be free from contaminants or resolve community perceptions of contamination.
<i>Impact of Climate Change</i>	The No Action alternative provides no mitigation or adaptation for climate change.

Alternative #2: Engineering and Institutional Controls	
<i>Effectiveness</i>	<p>Implementing an engineering control (EC) by means of installation and maintenance of a protective cap is an effective way to prevent direct exposure to and contact with contaminated soil.</p> <p>Most root growth in vegetables proposed for this urban farm occurs in relatively shallow depth of 6 to 24 inches. Therefore, no root growth or planting below 24 inches is anticipated. The EC would consist of 24-inches of clean fill above a reinforced, permeable color fabric material to indicate the extent of the clean fill layer and to prevent root growth below the imported, clean soil.</p> <p>The EC will be installed in those areas where soil contamination is detected above the regulatory cleanup levels and prioritizing those areas where human or food plant exposure to contamination is expected based on the proposed site activities, for example planting areas where users of the farm will be in direct contact with the soil or plants could uptake contaminants.</p> <p>An institutional control will be implemented to clearly define the continuing obligations of site occupants and owner (current and future) to maintain the engineering control and comply with land use restrictions if applicable.</p>

Alternative #2: Engineering and Institutional Controls	
<i>Cost</i>	<p>Two feet of clean fill followed by the fabric material will be necessary to construct a proper cover across the designated areas in order to prevent exposure of humans and vegetables to impacted soil. The estimated cost associated with the installation of this engineering control is on the order of magnitude of \$180,000 based on installing an EC over one quarter of the Site. This cost is within what can be accomplished with an award of a \$200,000 Brownfields Cleanup Grant.</p>
<i>Implementability</i>	<p>Most root growth in vegetables proposed for this urban farm occurs in relatively shallow depth of 6 to 24 inches. Therefore, no root growth or planting below 24 inches is anticipated. As a preventive measure, the reinforced, color fabric be installed under the engineering control to define and mark the depth of the clean soil.</p> <p>This alternative is relatively easy to implement based current activities at the Site. Planting operations will continue in undisturbed areas during the installation the engineering control. This alternative will require coordination efforts such as dust control, traffic control and minor disturbances to the community.</p> <p>While it will be demonstrated that the nature of the impacts are anthropogenic and no mandatory regulatory action is anticipated, the installation of the engineering control will be coordinated with FDEP. A Remedial Action Plan (RAP) will be prepared in accordance with state guidelines to pursue conditional closure. The implementation and regulatory enforcement of the engineering and institutional controls may limit the future constructability and uses of the property.</p>
<i>Impact of Climate Change</i>	<p>This alternative may allow for the site to be elevated to accommodate sea level rise. It also supports planting that has been demonstrated to sequester carbon emissions, thus providing some level of mitigation as well.</p>

Alternative #3: Sitewide Excavation and Offsite Disposal	
<i>Effectiveness</i>	<p>Excavation and offsite disposal is an effective way to eliminate risk at the Site, because soil impacts will be removed and the exposure pathways will no longer exist. This alternative will allow for the unconditional use of the Site and the onsite soil.</p> <p>This alternative will not result in any land use or controls to be implemented on the property.</p>
<i>Cost</i>	<p>Cost associated with sitewide excavation, landfill disposal of a two-foot layer of impacted soil, and backfill with clean soil is on the order of magnitude of \$800,000. The cost makes this an unviable alternative because this degree of funding is not available for this project.</p>
<i>Implementability</i>	<p>This alternative would eliminate the need for handling and exposure to contaminated media during operation of the urban garden at the Site. This alternative would be more disruptive than Alternative 1 and 2 due to a sitewide construction scope. This alternative will require increased coordination (e.g., dust suppression and monitoring, securing the work area) during cleanup activities and disturbance to the community (e.g., trucks transporting contaminated soils and backfill) as compared to Alternative 1 and 2. Additionally, the operation of the urban garden will be interrupted during excavation activities.</p> <p>Source removal efforts will be coordinated with FDEP and regulatory reporting will be completed in compliance with state guidelines.</p>
<i>Impact of Climate Change</i>	<p>This alternative may allow for the site to be elevated to accommodate sea level rise. It also supports planting that has been demonstrated to sequester carbon emissions, thus providing some level of mitigation as well. However, we note that the actual implementation of this alternative will generate more carbon emissions than Alternative 1 or 2 based on the need for impacted soil transportation and landfilling disposal of the soil.</p>

c. Recommended Cleanup Alternative

Based on cost, efficiency, and implementability factors, the recommended cleanup alternative is Alternative # 2 –Engineering and Institutional Control. Based on the evaluation presented above, the Engineering and Institutional Control alternative is considered most appropriate and cost-effective approach for the Site given the proposed use of the Site to eliminate exposure to contaminated soil during garden operation. Regulatory agencies will be engaged to seek regulatory approval of the selected approach and pursue conditional regulatory closure.

Attachment:

Figure 1 Location Map

Figure 2 USGS Topographic Map

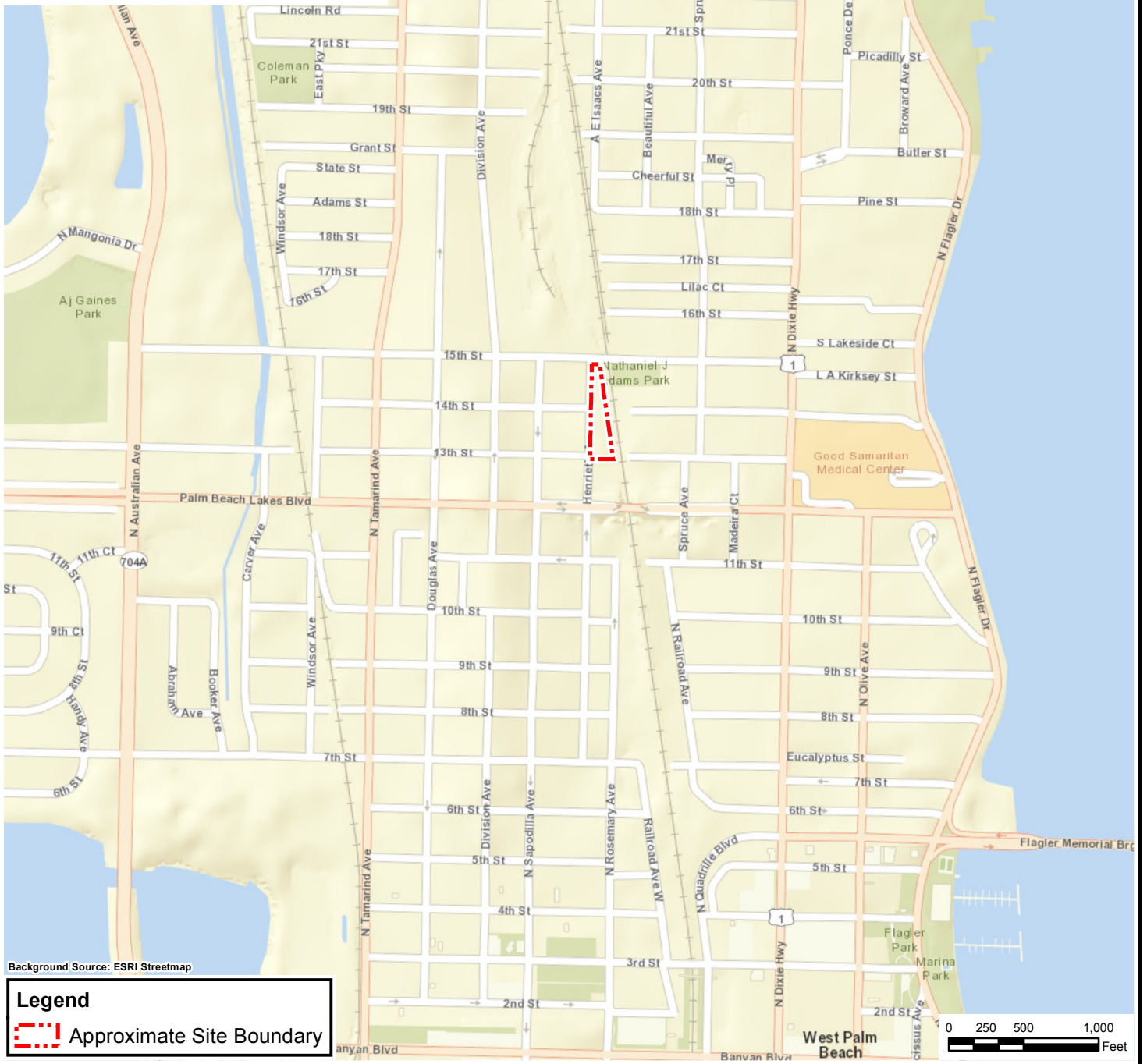
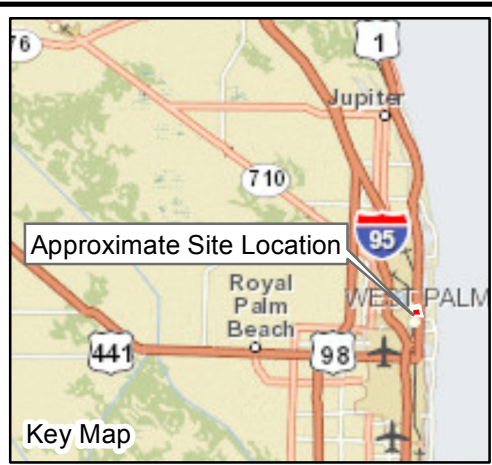
Figure 3 2011 Aerial Photograph

Figure 4 Soil Sampling Location Map

Figure 5 Groundwater Sampling Location Map

Table 1 Summary of Soil Analytical Results

Table 2 Summary of Groundwater Analytical Results



E Sciences

E Sciences, Incorporated
 FL Engineering Lic. #8691
 224 SE 9th Street
 Ft. Lauderdale, Florida 33316
 www.esciencesinc.com
 Phone: 954-484-8500
 Fax: 954-484-5146

DRAWN BY: TV	CHECKED BY: MP	PROJECT NUMBER: 2-0578-010
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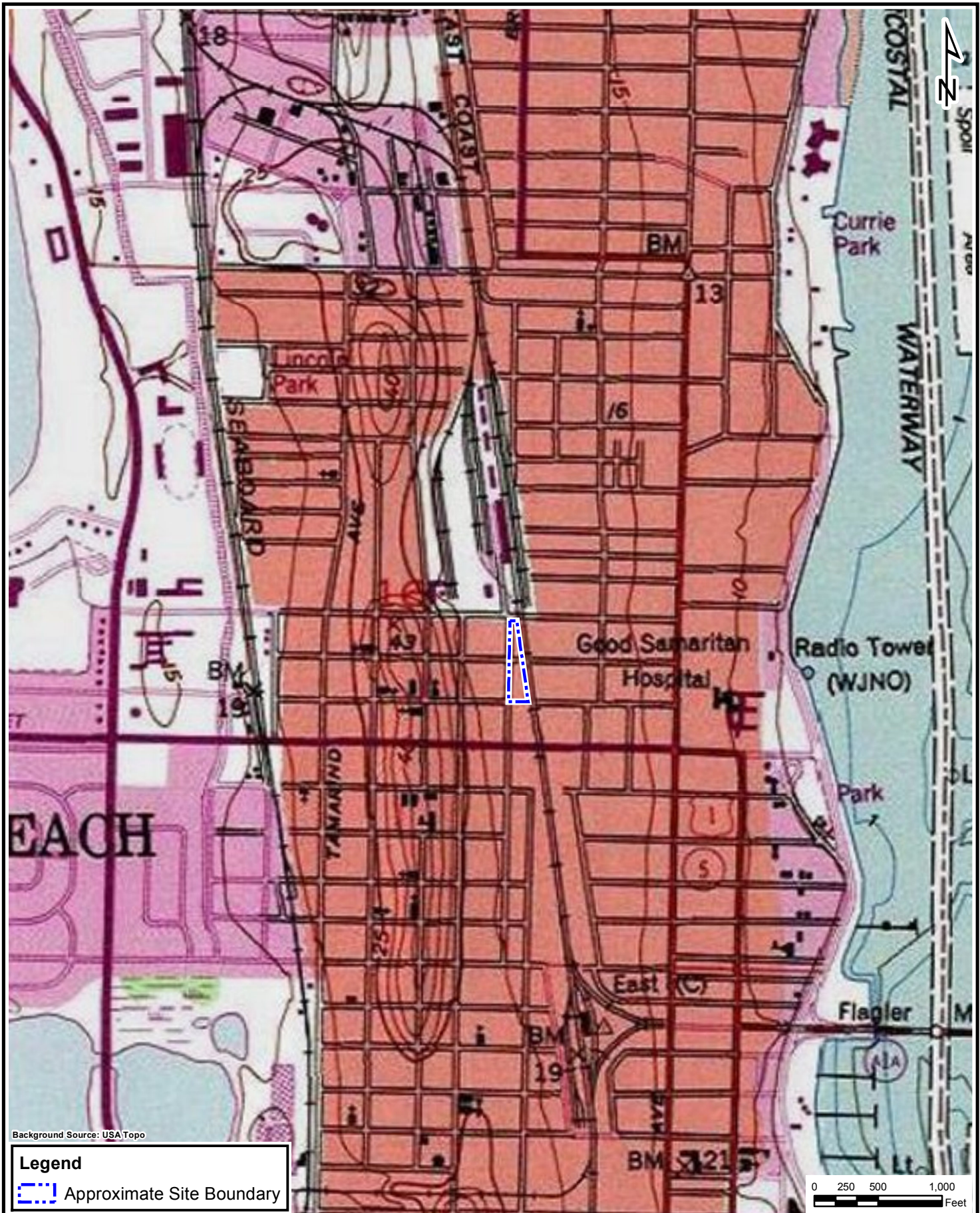
**1400 Henrietta Avenue
 Phase II ESA**

Section 16, Township 43S, Range 43E
 West Palm Beach, Palm Beach County, FL

Location Map

SCALE: 1"=1,000'	DATE: 5/12/2014
---------------------	--------------------

FIGURE
1



E Sciences, Incorporated
 FL Engineering Lic. #8691
 224 SE 9th Street
 Ft. Lauderdale, Florida 33316
 www.esciencesinc.com
 Phone: 954-484-8500
 Fax: 954-484-5146

1400 Henrietta Avenue Phase II ESA

Section 16, Township 43S, Range 43E
 West Palm Beach, Palm Beach County, FL

USGS Topographic Map

SCALE:
1"=1,000'

DATE:
5/12/2014

FIGURE

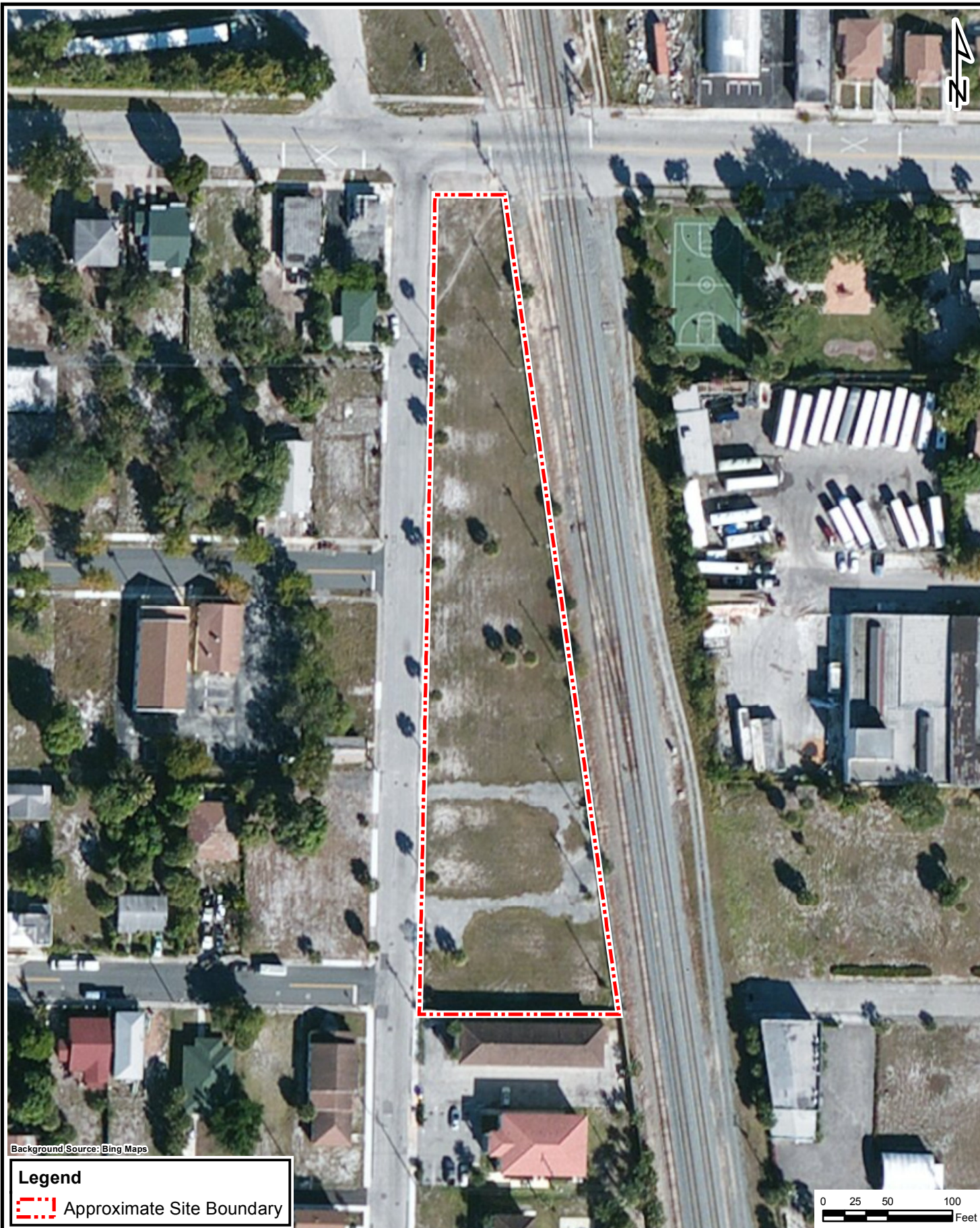
2

DRAWN
BY: TV

CHECKED
BY: MP

PROJECT NUMBER:
2-0578-009

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E Sciences, Incorporated
FL Engineering Lic. #8691
224 SE 9th Street
Ft. Lauderdale, Florida 33316
www.esciencesinc.com
Phone: 954-484-8500
Fax: 954-484-5146

1400 Henrietta Avenue Phase II ESA

Section 16, Township 43S, Range 43E
West Palm Beach, Palm Beach County, FL

2011 Aerial Photograph

SCALE:
1"=100'

DATE:
5/12/2014

FIGURE

3

DRAWN
BY: TV

CHECKED
BY: MP

PROJECT NUMBER:
2-0578-010



E Sciences, Incorporated
 FL Engineering Lic. #8691
 224 SE 9th Street
 Ft. Lauderdale, Florida 33316
www.esciencesinc.com
 Phone: 954-484-8500
 Fax: 954-484-5146

DRAWN BY: TV	CHECKED BY: MP	PROJECT NUMBER: 2-0578-010
-----------------	-------------------	-------------------------------

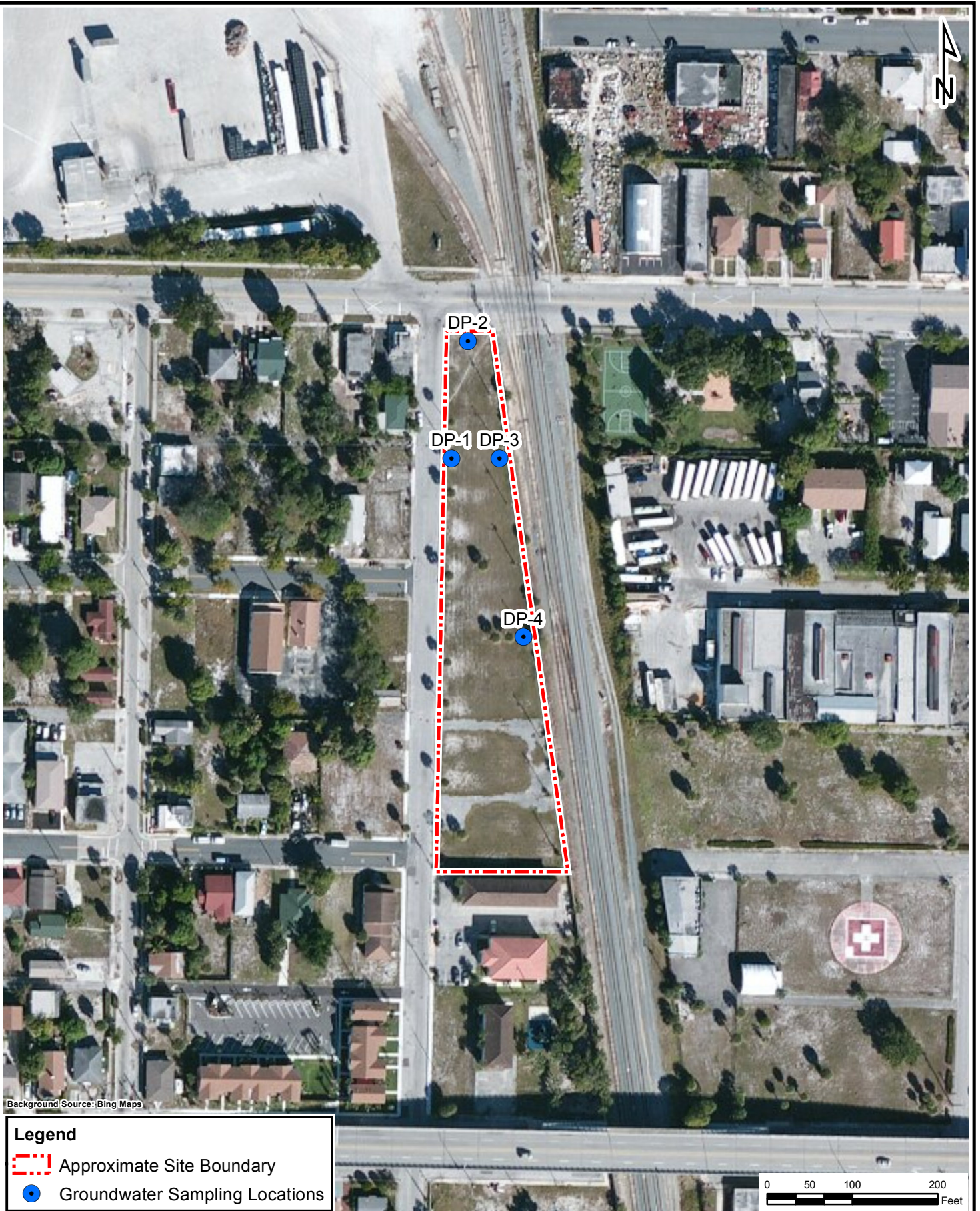
1400 Henrietta Avenue Phase II ESA

Section 16, Township 43S, Range 43E
West Palm Beach, Palm Beach County, FL

Soil Sampling
Location Map

SCALE: 1"=75'	DATE: 5/12/2014
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C:\Users\jvanallen\Desktop\1400 Henrietta Avenue Phase II ESA\Soil Sampling Location Map.mxd



Background Source: Bing Maps

Legend

Approximate Site Boundary

Groundwater Sampling Locations

<p>E Sciences, Incorporated FL Engineering Lic. #8691 224 SE 9th Street Ft. Lauderdale, Florida 33316 www.esciencesinc.com Phone: 954-484-8500 Fax: 954-484-5146</p>			<p>1400 Henrietta Avenue Phase II ESA</p> <p>Section 16, Township 43S, Range 43E West Palm Beach, Palm Beach County, FL</p>		<p>Groundwater Sampling Location Map</p>		<p>FIGURE 5</p>
<p>DRAWN BY: TV</p>	<p>CHECKED BY: MP</p>	<p>PROJECT NUMBER: 2-0578-010</p>	<p>SCALE: 1"=150'</p>	<p>DATE: 5/12/2014</p>			

P:\Projects\2-500-599\2-0578-010\4_Figures and drawings\GIS\5. Groundwater Sampling Locations.mxd

Table 1: Summary of Soil Analytical Results
1400 Henrietta Avenue
West Palm Beach, Palm Beach County, Florida

	Sample ID				
	FDEP SCTLs Residential	FDEP SCTLs Industrial	FDEP SCTLs Leachability	DU-1	DU-2
	(mg/Kg)				
Acenaphthene	2,400	20,000	2.1	0.261i	0.156i
Anthracene	21,000	300,000	***	0.492i	0.313i
Phenanthrene	2,200	36,000	250	2.430	1.530
Fluoranthene	3,200	59,000	1,200	3.910	2.780
Fluorene	2,600	33,000	160	0.200i	0.113i
Pyrene	2,400	45,000	880	3.180	2.070
Benzo(a)-anthracene	(-)	(-)	0.8	1.830	1.260
Chrysene	(-)	(-)	77	1.970	1.360
Benzo(b)-fluoranthene	(-)	(-)	2.4	1.970	1.230
Benzo(k)-fluoranthene	(-)	(-)	24	1.340	1.050
Benzo(a)-pyrene	0.1	0.7	8	1.650	1.090
Dibenz(a,h)-anthracene	(-)	(-)	0.7	0.329i	0.227i
Indeno(1,2,3-cd)pyrene	(-)	(-)	6.6	1.320	0.924
Benzo(g,h,i)-perylene	2,500	52,000	32,000	1.190	0.797
Benzo(a)pyrene Equivalents	0.1	0.7	8	1.650	1.09
Arsenic	2.1	12	***	1.4i	1.2i
Barium	120**	130,000	1,600	33.9i	30.2i
Cadmium	82	1,700	7.5	0.19i	0.17i
Chromium	210	470	38	5.3	3.5
Lead	400	1,400	***	52.8	55.5
Mercury	3	17	2.1	0.12	0.1
Cyanide	34**	11,000	0.8	0.088i	0.13
Methoxychlor	420	8,800	160	0.008i	0.0065i
4,4'- DDE	2.9	15	18	0.0191i	0.0126i
4, 4'- DDT	2.9	15	11	0.0095i	0.0067i

Notes:

This table presents only the concentrations of analytes detected. Other analytes were not detected above laboratory method detection limits and are not included in this summary table.

Analytical results presented in mg/Kg unless specified

mg/Kg Milligrams per Kilogram

FDEP Florida Department of Environmental Protection

SCTL Soil Cleanup Target Levels

i Reported value is between the laboratory method detection limit and the practical quantitation limit.

0.3 Bold indicates concentration above SCTL.

(-) Concentration must be converted to Benzo(a)pyrene equivalent.

** Direct exposure value based on acute toxicity considerations.

*** Leachability values may be derived using the SPLP Test to calculate site-specific SCTLs or may be determined using TCLP in the event oily wastes are present.

Table 2: Summary of Groundwater Analytical Results
1400 Henrietta Avenue
West Palm Beach, Palm Beach County, Florida
E Sciences Project No. 2-0578-010

		Chromium	Cooper	Nickel	Zinc	Phenols	Chloroform
FDEP GCTL (ug/L)		100	1,000	100	5,000	10	70
FDEP NADC (ug/L)		1,000	10,000	1,000	50,000	100	700
Sampling Location ID	Depth Sampling Interval (ft bls)						
DP-1	14-18	4 JEE	1 JEE	2.0 JEE	12.0 JEE	10i, JEE	0.530U
DP-2	14-18	1i, JEE	0.2U, JEE	1.0 JEE	8.00 JEE	10i, JEE	3.660
	20-24	NA	NA	NA	NA	NA	0.53U
	31-35	NA	NA	NA	NA	NA	0.53U
DP-3	14-18	1i, JEE	4 JEE	1.0 JEE	22.0 JEE	10i, JEE	0.530U
	20-24	NA	NA	NA	NA	NA	0.53U
	31-35	NA	NA	NA	NA	NA	0.53U
DP-4	14-18	4 JEE	0.2i, JEE	3.0 JEE	19.0 JEE	10i, JEE	0.530U
	20-24	NA	NA	NA	NA	NA	0.53U
	31-35	NA	NA	NA	NA	NA	0.53U

Notes:

This table presents only the concentrations of analytes detected.

Other analytes were not detected above laboratory method detection limits and are not included in this summary table.

Analytical results presented in ug/L unless specified

ug/L micrograms per Liter

FDEP Florida Department of Environmental Protection

GCTL Groundwater Cleanup Target Level

NADC Natural Attenuation Default Concentration

ft bls feet below land surface

NA Not analyzed

NC Not calculated

0.3 Bold indicates concentration above GCTL.

i Reported value is between the laboratory method detection limit and the practical quantitation limit.

U The compound was analyzed but not detected above the laboratory method detection limit.

JEE Analysis performed by Florida Environmental Certificate #E86006

Proposal Attachment G – Documentation of Nonprofit Status

Not Applicable

**Proposal Attachment H – Documentation of Applicant Eligibility if other than City, County,
State, or Tribe**

Not Applicable

Proposal Attachment I – Documentation for Cleanup Cost Share Waiver

Not Applicable

Proposal Attachment J – Property Specific Determination Request

Not Applicable

Proposal Attachment K – Petroleum Eligibility Determination Information

Not Applicable

Proposal Attachment L – Documentation of HUD-DOT-EPA Partnership for Sustainable Communities

Documentation Included:

1. Certification of Consistency with Sustainable Communities Planning and Implementation

U.S. Department of Housing
and Urban Development

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name:

Name of the Federal Program to
which the applicant is applying:

Name of the Preferred Sustainable
Communities Status Community:

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred
Sustainable Communities Status meets

the above criteria to receive bonus points: Isabel Cosio Carballo

Title: Executive Director

Organization: South Florida Regional Planning Council

Signature: Isabel Cosio Carballo

Date 11/24/2015

(mm/dd/yyyy)

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/16/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of West Palm Beach

* b. Employer/Taxpayer Identification Number (EIN/TIN):

59-60000448

* c. Organizational DUNS:

0885066830000

d. Address:

* Street1:

401 Clematis Street

Street2:

* City:

West Palm Beach

County/Parish:

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

33401-5319

e. Organizational Unit:

Department Name:

Housing/Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Greg

Middle Name:

* Last Name:

Vaday

Suffix:

Title:

Principal Planner

Organizational Affiliation:

Palm Beach County Department of Economic Sustainability

* Telephone Number:

561-233-3630

Fax Number:

561-656-7567

* Email:

gvaday@pbccgov.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Henrietta Bridge Farm Project

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

22

* b. Program/Project

20

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2016

* b. End Date:

09/30/2019

18. Estimated Funding (\$):

* a. Federal

200,000.00

* b. Applicant

40,000.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

240,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Geraldine

Middle Name:

* Last Name:

Muoio

Suffix:

* Title:

Mayor

* Telephone Number:

561-822-1400

Fax Number:

* Email:

jmuoio@wpb.org

* Signature of Authorized Representative:

Armando Fana

* Date Signed:

12/16/2015